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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE SPECIAL JOINT MEETING  
WITH  
THE RECREATION & PARK COMMISSION  
WEDNESDAY  
JANUARY 4, 1978  
AUDITORIUM OF THE HALL OF FLOWERS  
9th AVENUE AND LINCOLN WAY  
7:30 P.M.

JAN 13 1978

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PRESENT: Commissioners Bierman, Carey, Dearman, Elliott, Nakashima,  
Rosenblatt, Starbuck.

Commissioners Armstrong, Harris, Eickman, LaGarda, Meyer.

1. Presentation of Report on Open Space Acquisition and Park Renovation Fund by General Manager, Recreation and Park Department and the Executive Assistant to the General Manager.
2. Approval of Resolution to Amend the Recreation and Open Space Element of the Master Plan.  
APPROVED Resolution No. 7874 Vote: 6-0
3. Approval of Resolution to adopt the General Manager's Report as Modified by the Addendum to the General Manager's Report.  
APPROVED Resolution No. 7875 Vote: 6-0

Adjourned: 10:30 p.m.



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1-5-78

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
JANUARY 5, 1978  
ROOM 282, CITY HALL  
1:30 P.M.

JAN 19 1978

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PRESENT: Commissioners Bierman, Carey, Dearman, Elliott, Nakashima, Rosenblatt, Starbuck.

Approval of Minutes

Minutes of the meeting of November 29, 1977.

APPROVED as SUBMITTED Vote: 7-0

1. Current Matters

A. Report of Director

Rai Y. Okamoto, Director of Planning, noted the fact that the Department has three new CETA staff members and that the work order for Title II staffing has been approved and that we will submit shortly, requisitions for the five positions to which we are entitled.

The Director observed that AB 884, state legislation which establishes time limits for permit granting agencies, became effective today. In this context and as a result of discussions we've had with the Bureau of Building Inspection, Larry Johnson has been temporarily detached to the Central Permit Bureau. He will verify the completeness of submissions with respect to Planning Code requirements.

The Department is beginning to monitor the effects of AB 884 in terms of staffing and management in the department. There is the suspicion, the Director observed, that the Department may have to seek an emergency or supplemental appropriation because of increased demands on staff.

The Director announced that Ralph Gigliello is leaving the Department as of January 13, 1978. He will assume a position with the Coastal Commission.

With regard to the vacant Assistant Director's position, the Director reported that he anticipates a letter from Civil Service, with some minor proposed changes in the job description and expects that we should be able to proceed with the steps necessary to fill the position. Commissioner Dearman asked the Director about the possibility of filling the position on a temporary basis. The Director responded by saying that, since he thought that the beginning of a selection process was imminent, there was no advantage gained.

With respect to the Commission's resolution No. 7860, relating to St. Ann's Home and the Little Sisters of the Poor project on Lake Street, the Director reported that he had reviewed the architect's latest design and thought that it would now be appropriate to calendar the matter, subject to Commission approval, for the Commission's meeting of January 12, 1978.

JANUARY 5, 1978

With regard to the Embarcadero Center #4 Project, a project over which the Commission has no official jurisdiction, the Director stated that we have received an invitation to see a proposal for the project. The invitation was extended by Mr. Bronkama, a local representative of the project. A meeting has been scheduled for Monday, January 16, 1978, at 11:00 a.m., on the 23rd floor of Embarcadero Center #3. Commissioner Starbuck noted that it is a 45 story proposal.

The Director reported that with respect to the ABAG Environmental Management Plan, Department of City Planning (DCP) has received Board of Supervisors' approval to seek and receive \$10,000 to evaluate and report to ABAG on the Environmental Management Plan. Also, he reported that a draft contract for a consultancy has been prepared. The Director stressed that there are a number of key dates with respect to the Plan.

The Director noted that two committee meetings of the Commission were scheduled for the week of the 9th of January. Both the Budget and Personnel Committee and the Implementation Committee are scheduled to meet on Tuesday, January 10, 1978.

The Director introduced John Igoe, representing the CAO's Office on the Yerba Buena Center project. The Director announced that there will be a joint meeting with the San Francisco Redevelopment Agency on Yerba Buena Center. The meeting is scheduled for Thursday, February 9th at 3:00 p.m. In response to a question from Commissioner Dearman, Mr. Igoe agreed that Commissioners would get a copy of the draft EIR by mid week of the 9th of January. It was agreed that this would be the last item on the Commission's calendar for that day.

With respect to the ABAG Environmental Management Plan, the Director said that Commissioners would be provided with an eighty(80) page summary, and that the Commission might be asked to take some kind of action with respect to the Plan.

The Director provided the Commission with a memorandum entitled "Capsule Summary of the DCP Solar Demonstration Project". The memorandum described a solar retro-fit project for the DCP offices at 100 Larkin Street. The Director asked the Commission to approve a resolution approving a solar retro-fit project and approving the submission of a grant application to the United States Department of Energy.

APPROVED

Resolution No. 7876

Vote: 7-0

#### B. Commissioners' Questions and Matters

Commissioner Rosenblatt, asked the Commission for a motion to approve the appointment of Mr. Werner Lewald to the Northeastern Waterfront Advisory Committee. Mr. Lewald is President of the Trans-pacific Transportation Company.

APPROVED

Vote: 7-0

President Rosenblatt, referring to recent complaints from the Board of Supervisors, asked the Director and the Secretary to see what could be done

about expediting the minutes. He expressed a wish that the backlog could be overcome in the next two weeks.

President Rosenblatt suggested a new operating practice which he brought to the attention of the Commission and directed to the attention of the Director and the staff. "If there are materials relating to an item on the calendar to be considered by the Commission, and if those materials are not available to be mailed with the calendar, then that particular item should not be on the Commission calendar." The second step of this practice is to be as follows: "If an item is put on the Commission calendar and the Commission is not given background materials at least two (2) days in advance, it is recommended that the Commission take no action with respect to that item. The Director, observing that there may be legitimate delays, concurred with the new procedure and agreed to report it, by memo, to staff.

Commissioner Starback reported that the Southern Pacific Development Company plans a major high rise building at Mission and Beale Streets. He suggested that senior DCP staff should get together with representative of Southern Pacific Development Company and discuss the possible importance of the site as a location which the Transbay Terminal Authority might consider in its plans to expand to meet future transportation needs. He stated that the Authority will soon sign a major consultancy contract and that he would be willing to suggest to the Authority that the Mission and Beale site be evaluated as a possible site for expansion.

Commissioner Starback requested that Assistant Director Williams supervise our building codes with respect to energy conservation standards. Also he said that he had been informed that the change in the building codes which would permit smaller capacity flush toilets has not been considered by anyone in the City.

Commissioner Starback said that the resolution concerning the San Francisco Airport and reporting procedure has not been received by the Airports Commission. He asked that someone look into the matter.

2:00 P.M.

2. ZM78.1 - Graystone Terrace, West Side, North of Copper Alley, between 174 and 300 Graystone Terrace, through Lots with Frontage also on Burnett Avenue. Lot 1 in Assessor's Block 2718 and Lots 16, 17 and 34 in Block 2719B.  
Change of the Uses (Zoning) Classification of the Property from R-3 to R-1-D and from Proposed RM-1 to RH-1(D).  
CONTINUED to meeting of April 6, 1978      Vote: 7-0

APPROVED      Resolution No. 7877 to initiate a proposal for R-1, R-2, RH-1, RH-2 with respect to the subject property.  
Vote: 7-0



2:45 P.M.

3. CU78.1 - 1000 Cabrillo Street, Northwest Corner of 11th Avenue; R-3 and Proposed RH-2 Districts.  
Renewal of Conditional Use Authorization for S.F. Boys Home, a Residential Care Facility for 9 Boys.  
APPROVED Resolution No. 7878 Vote: 7-0

3:00 P.M.

4. DR77.66 - Discretionary Review of Building Permit Application No. 7706350  
(EE77.196) for Construction of a New 7-Unit Residential Building at 3239 Mission Street, East Line, 175 Feet South of Fair Avenue.  
(Continued from meeting of December 22, 1977.)  
CONTINUED INDEFINITELY. To be returned to the Commission calendar when Board of Supervisors have acted on the Open Space Acquisition and Park Renovation Program for Fiscal Year 1978-79.
5. DR77.82 - Discretionary Review of Building Permit Application No. 7712271 for a One-Family House at 64 Van Buren Street.  
(Continued from meeting of December 22, 1977.)  
CONTINUED to meeting of January 12, 1978 Vote: 7-0

3:30 P.M.

6. ZT78.1 - Proposed Change in Text of City Planning Code Amending Section 218 and 219 to Require Conditional Use Authorization for Quick Stop Food Establishments, Branch Banks and Saving and Loan Facilities.  
CONTINUED to February 2, 1978 Vote: 7-0
7. ZT78.2 - Proposed Charge in Text of City Planning Code Amending Section 302 to Modify Procedures for Zoning Reclassifications and Set-Backs.  
CONTINUED to meeting of February 2, 1978 Vote: 7-0

Adjourned: 6:05 p.m.

21  
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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF SPECIAL MEETING  
THURSDAY  
JANUARY 5, 1978  
MCKINLEY SCHOOL, 126 CASTRO STREET  
(ENTRY ON 14th STREET)  
7:30 P.M.

ROLL CALL: Commissioners Bierman, Carey, Dearman, Elliott, Nakashima,  
Rosenblatt, Starbuck.

1. EE 75.423 - Consideration of Certification of Revised Environmental Impact Report for Expansion of Ralph K. Davies Medical Center (Franklin Hospital); Property Bounded by Duboce, 14th, Castro and Noe Streets.  
CONTINUED to meeting of January 12, 1978.
2. CU76.37 - Ralph K. Davies Medical Center (Franklin Hospital). Request for Conditional Use Authorization to Add a Fifth Floor to the Existing Hospital to Provide Enlarged Executive Offices and Residents' Quarters. All of Assessor's Block 3539 in R-3 and Proposed RH-3 Districts.  
CONTINUED to meeting of January 12, 1978.

Adjournment.



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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
JANUARY 12, 1978  
NOURSE AUDITORIUM, 275 HAYES STREET  
(BETWEEN VAN NESS AND FRANKLIN)  
1:00 P.M.

JAN 19 1978

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PRESENT: Commissioners Bierman, Dearman, Elliott, Rosenblatt, Starbuck, Wentz.  
ABSENT: Commissioner Nakashima

1. Current Matters

- A 1. Consideration of Draft Resolution Directing the Director of Planning to Report Directly to the Proper City Agencies on Referrals That Do Not Affect the Master Plan or Are Clearly in Conformity with the Master Plan.  
Motion to continue present procedure of Commission review with modification of staff reporting process in certain cases  
ADOPTED  
Vote: 6-0

Director's Report

Rai Y. Okamoto, Director of Planning, reported that he had received a letter from the Civil Service Commission, which outlined two options with respect to the Assistant Director's position. Either the position could be downgraded to parallel a position in one of the management series or it could be upgraded, with commensurate duties and responsibilities, to a position of Deputy Director. The Director said that a letter is being drafted to Civil Service. It will stress that only the second of the two options would meet the needs of the Department.

The Director reported that the Waterfront Advisory Committee would meet on January 16 at 3:30 p.m. in front of the Ferry Building for a field trip along the Embarcadero Promenade.

The Director noted that the Commission meeting next week on the Proposed Residential Zoning Text would be held in the evening at 7:30 p.m. in Room 282, City Hall. He also noted that the Implementation Committee of the Commission would meet at 11:00 a.m. in Room 282 to continue its discussion of Condominium Conversion and the Housing Stock.

The Director reported on a meeting with staff of the Presidio concerning the Master Plan of the Presidio and he said that additional meetings will be scheduled.

The Director reported on his memorandum to staff detailing the recent Commission recommendations concerning matters to be scheduled for public hearings, and he noted that delay had occurred in the sending of recent Commission resolutions to the Airport Commission.

Robert W. Passmore reported on a recent matter before the Board of Permit Appeals concerning plans for a one-family house at 165 Belgrave Street. Commissioner Starbuck moved and Commissioner Bierman seconded a motion requesting the staff to send a letter to the Board of Permit Appeals informing the Board of a recent similar matter decided by the Commission.

Commissioner Starbuck requested that the staff of the Department make an oral presentation to the Commission at a future meeting regarding the Upper Market Roadway Plan. He also requested that the recent resolution of the Commission concerning the Subdivision Code be sent immediately to the Board of Supervisors since a Code change is on the Board's calendar for Monday, January 16.

Commissioner Starbuck asked Commissioner Rosenblatt to read a Commission letter sent to Mark Winogrand, Director of the Residential Zoning Study, commending him for his fine work on this project. Commissioner Bierman added her commendation and Mr. Winogrand thanked the Commission and acknowledged the work of his staff and the support of the whole Department in this effort.

Commissioner Bierman asked about the final action of the Board of Supervisors in the Brotherhood Way reclassification approval by the Commission. The Director reported that the Board had disapproved the reclassification last week.

Commissioner Dearman asked about the status of minutes of previous Commission meetings and the Secretary described the status and said that minutes would be submitted at future meetings for approval.

1:30 P.M.

2. Public Hearing on Proposed Work Program and Budget for the Department of City Planning for Fiscal Year 1978-79.  
Motion to adopt Work Program and Budget for the Department of City Planning for Fiscal Year 1978-79 ADOPTED                      Vote: 6-0

1:45 P.M.

3. EE77.217 - Public Hearing on Appeal of Environmental Impact Report Requirement for Heliport on Pier 46A:  
(Continued from meeting of November 17, 1977.)  
CONTINUED to meeting of February 9, 1978                      Vote: 6-0

2:00 P.M.

4. EE76.182 - Public Hearing on Draft Environmental Impact Report for the Proposed Amendments to the Text of the City Planning Code and to the Zoning Map Relating to Residential Districts and Development.  
CONTINUED to meeting of January 19, 1978                      Vote: 6-0



5. ZT78.3 - Consideration of Proposed Comprehensive Amendments to Text of the City Planning Code Pertaining to Residential Zoning. These Amendments Would Revise, in Their Entirety, the Written Regulations Governing Residential Development and Use in San Francisco, Amending City Planning Code Articles 1, 2, 2.5, 3 and 6, Deleting Articles 4 and 5, and Adding Articles 1.2, 1.5 and 1.7. Consideration of these Proposed Text Amendments Will be Continued on January 19, 1978, at Nourse Auditorium, 125 Hayes Street, at 7:30 p.m. (Hearings on the Proposed Changes to the Zoning Map will be held in February.)

CONTINUED to meeting of January 19, 1978      Vote: 6-0

4:30 P.M.

6. EE75.423 - Consideration of Certification of Final Environmental Impact Report for Expansion of Ralph K. Davies Medical Center (Franklin Hospital); Property Bounded by Duboce, 14th, Castro and Noe Streets.

(Continued from Special Meeting of January 5, 1978.)

CERTIFIED as COMPLETE      Resolution No. 7879      Vote: 6-0

5:00 P.M.

7. CU76.37 - Ralph K. Davies Medical Center (Franklin Hospital). Request for Conditional Use Authorization to Add a Fifth Floor to the Existing Hospital to Provide Enlarged Executive Offices and Residents' Quarters. All of Assessor's Block 3539 in R-3 Districts.

(Continued from Special Meeting of January 5, 1978.)

DISAPPROVED      Resolution NO. 7880      Vote: 6-0

5:30 P.M.

8. CU77.56 - 300 Lake Street, North Side, Opposite the End of 4th Avenue, in an R-2 District. Conditional Use Application, Proposing to Replace the Existing Home for the Aged with Accommodation for Approximately 120 Elderly Persons. Consideration of Final Plans in Accordance with City Planning Commission Resolution No. 7860. (Continued from meeting of December 8, 1978.) Motion to accept final plans pursuant to review required in Resolution No. 7860      Vote: 5-1 (Voting AYE: Bierman, Dearman, Elliott, Rosenblatt, Wentz; voting NO; Starbuck)

5:45 P.M.

9. DR77.82 - Discretionary Review of Building Permit Application No. 7712271 for a One-Family House at 64 Van Buren Street. (Continued from meeting of January 5, 1978.) Request for Discretionary Review WITHDRAWN and matter no longer before City Planning Commission.

Adjourned: 6:10 p.m.



1-19-78

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
JANUARY 19, 1978  
ROOM 282, CITY HALL  
1:30 P.M.

JAN 26 1978

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PRESENT: Commissioners Bierman, Carey, Dearman Elliott, Nakashima, Rosenblatt, Starbuck.

1:30 P.M. - Election of Officers

1. As provided in the Rules and Regulations of the City Planning Commission, the President and Vice-President of the Commission "shall be elected at the first Regular Meeting of the Commission held on or after the 15th day of January of each year; or at a subsequent meeting, the date of which shall be fixed by the Commission at the first Regular Meeting on or after the 15th day of January each year."

President Rosenblatt called for nominations. Commissioner Bierman nominated the present slate, President Toby Rosenblatt and Vice-President Ina F. Dearman. The nomination was seconded by Commissioner Nakashima. It was then moved by Commissioner Starbuck and seconded by Commissioner Nakashima and carried unanimously that the nomination be closed. When the question was called on the nomination of Commissioners Rosenblatt and Dearman, the Commission voted unanimously to re-elect Commissioner Rosenblatt to the office of President of the City Planning Commission and Commissioner Dearman to the office of Vice-President of the City Planning Commission.

1:50 P.M.

2. Current Matters

A. Report of the Director of Planning

The Director reported that there was a new CETA person in his office but that she was not a typist. The Director called upon Alec Bash, City Planning Coordinator who reported on an item which had come before the Commission at its meeting of December 8th. The item related to a 150-unit Condominium Conversion at 66 Clary Court. By City Planning Commission resolution, the project was found not to be consistent with the Master Plan. Mr. Bash said that the matter was to go before the Board of Supervisors and that it was being brought back to the Commission in the event that the Commission might want to make a recommendation to the Board.

Commissioner Bierman felt that it was inappropriate to reconsider this matter in so far as there had been no public notification.

The Director said that the sole reason for including this in the Director's Report was to provide the Commission with an opportunity to instruct the Director with respect to any comments which the Commission might want to make. This report was not to be construed in any way as a public hearing.

With respect to the Board of Supervisors Hearing, Commissioner Starbuck made a commitment to be present and if questions arise, he will attempt to respond. President Rosenblatt asked if a matter related to 1740 Franklin Street was also to be heard. Mr. Bash said that it was.

President Rosenblatt said that any information, in writing, from us to the Board ought to be a record of what happened at our hearing. Further, he said that the ideal combination would be the presence of Commissioner Starbuck at the hearing and the availability of a Summary of Minutes of the relevant Commission Meeting.

It was agreed that the Secretary would be responsible for, at the least, a summary of the Commission's consideration of the item in question.

President Rosenblatt asked again "Where are those minutes?" The Secretary replied that he believed that at least four or five sets of minutes are in typing at the present time. The Secretary also agreed that a Summary of Commission Meetings would be produced on Fridays following the Commission Meetings.

An implementation matter and Commission Review of the Capital Improvements Program -- The Director called on Calvin Malone, Planner IV. Mr. Malone said:

"The Charter requires that the Department of City Planning report to the Mayor and Board of Supervisors on or before January 20 of each year regarding the six-year capital improvement program. Traditionally, the City Planning Commission has held a public meeting on the program prior to its submission. This procedure is not a Charter requirement, however. The Commission may wish to modify the review process. I believe that there are two options:

1. The Commission can continue their traditional review of the program. This process does afford them with an opportunity to become familiar with the capital improvement needs of the various operating departments at a public meeting with departmental representatives;  
or

2. The program can be submitted directly to the Mayor and the Board of Supervisors by the Director. Copies of the program would be submitted to the Commission for their information."

President Rosenblatt suggested that the review process be carried forward in the administrative fashion and that copies of the report be made available to the Commissioners who may comment if they wish.

The Director reported that the Planning, Housing and Development Committee (PH&D) of the Board of Supervisors had acted favorably with respect to expansion of the Bay View North Survey Area. Also, he reported that PH&D had continued its consideration of the So-Called Kopp Amendments and that it wants an early response from us with respect to the February 21st Meeting.

The Director reported on two matters which had been before the Board of Permit Appeals:

1. Appeal Nos. 8096 & 8102. 165 Belgrade Avenue

"Proposal: one-family dwelling on 25-foot lot BPA action overrule approval of permit by Public Works and Dept. of City Planning.  
Permit Revoked 4-0 vote

BPA concluded that the applicant for the permit did in fact control the adjacent lot and had noticed the construction on 25-foot lots was not acceptable on Belgrade Avenue. It would appear that the applicant had sand bagged the Dept. Environmental Review process by setting up a straw man ownership for the second 25-foot lot."

2. Appeals Nos. 8007 through 8114 Mullen & Holladay Avenues - Bernal Heights

"The board after extensive testimony voted for a field inspection. They were concerned that the neighbors had not had any notice of the Negative Declaration and more significantly that the Negative Declaration did not acknowledge problems of traffic circulation in the area, unimproved streets, sewer capacity of fire access and protection. Design of buildings also questioned."



The Director reported that there is an evening meeting on Wednesday, January 25, 1978 at the Chinatown YMCA. The Redevelopment Study Area will be considered.

Commissioner Starbuck made an "Urgent and Special Plea to the Department of City Planning about the Simmons Project". He said that the only people tracking the Simmons Project were neighborhood people and that they were getting nervous. He noted that there are fears that the height limit will be violated and that site preparation has begun on the 1,000 car parking garage. With respect to the pedestrian bridge and the garage, he said that there had been no urban design or transportation input. There is also concern, he said, that things, which were not in the EIR, may appear.

Commissioner Starbuck said that the Art Commission had attempted to set up some kind of review process, but was turned back, and that he was getting nervous about the ultimate outcome of the Simmons project. He said that, Monday, January 23, 1978, the Art Commission would meet and that it would discuss the design of the public park. He said that it would be most appropriate if the Director or members of the staff could be there to take the lead in discussing the public park and pedestrian bridge.

Commissioner Starbuck reported that the Implementation Committee had had its final meeting, and it feels that it now has enough public input. It has asked Assistant Director Williams to prepare recommendations or possible amendments to the Subdivision Ordinance to present to the Committee before the end of January. Commissioner Starbuck said that the need for Subdivision Ordinance revision was universally recognized. He also noted that the Board of Supervisors had not had the benefit of public input with respect to this subject.

President Rosenblatt announced that the Northeastern Waterfront Advisory Committee will meet at 4:00 p.m., on January 25, 1978, in the Port Commission room. It will discuss criteria for design of the new promenade between the Ferry Building and the Bay Bridge.

There is a draft program of the promenade and this will be made available to the Commissioners.

President Rosenblatt made reference to an article in the December issue of Fortune Magazine. The article related to energy conservation technology in building construction.

January 19, 1978

President Rosenblatt asked the Director if there would be recommendations on the 2nd of February from the staff as to what to do with the two Planning Code Amendments. The Director said that it was his understanding that there would be.

The Director made reference to the recent letter of his to the Civil Service Commission, General Manager, Personnel. He wondered if it was timely at this point to put a provision for the Deputy Director's position into the budget.

There was a motion to amend the proposed Departmental Budget to reflect the Deputy Director's position. Commissioner Bierman made the motion and it was seconded by Commissioner Starbuck. The motion passed unanimously.

2:00 P.M.

3. EE 77.100 CONSIDERATION OF CERTIFICATION OF ENVIRONMENTAL  
IMPACT REPORT FOR COMMERCE AND INDUSTRY ELEMENT.

The Director recommended that this item be continued to the Regular Meeting of February 16, 1978. Commissioner Elliott made the motion and it was seconded by Commissioner Carey and carried unanimously.

Adjourned: 3:00 P.M.



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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE SPECIAL MEETING  
THURSDAY

JANUARY 19, 1978  
ROOM 282, CITY HALL  
7:30 P.M.

(ORIGINALLY SCHEDULED TO BE HELD AT NOURSE AUDITORIUM)

PRESENT: Commissioners Bierman, Dearman, Elliott, Nakashima, Rosenblatt, Starbuck, Wentz.

1. EE 76. 182 - Public Hearing on Draft Environmental Impact Report for the Proposed Amendments to the Text of the City Planning Code and to the Zoning Map Relating to Residential Districts and Development.  
(Continued from meeting of January 12, 1978.)  
CONTINUED to meeting of February 7, 1978. Vote: 6-0
2. ZT 78.3 - Consideration of Proposed Comprehensive Amendments to Text of the City Planning Code Pertaining to Residential Zoning. These Amendments Would Revise, in Their Entirety, the Written Regulations Governing Residential Development and Use in San Francisco, Amending City Planning Code Articles 1, 2, 2.5, 3 and 6, Deleting Articles 4 and 5, and Adding Articles 1.2, 1.5 and 1.7.  
(Hearings on the Proposed Changes to the Zoning Map Will Be Held in February.)  
(Continued from meeting of January 12, 1978.)  
CONTINUED to meeting of February 7, 1978. Vote: 6-0

Adjourned: 11.10 p.m.





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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY

JANUARY 26, 1978  
ROOM 282, CITY HALL  
12:00 NOON

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PRESENT: Commissioners Bierman, Carey, Dearman, Elliott, Nakashima,  
Rosenblatt, Starbuck.

Approval of Minutes

Minutes of the Special Meeting of January 5, 1978, APPROVED      Vote: 6-0

It was moved that the Summary of the Regular Meeting of January 19, 1978,  
be adopted as the Minutes of the Meeting, with a few minor additions.

MOTION PASSED      Vote: 6-0

12:15 P.M. - Field Trip

1. Members of the Commission and staff departed from 100 Larkin Street at  
12:15 p.m. to take a field trip to visit sites of February Zoning cases.

1:30 P.M.

2. Current Matters

A. Report of the Director of Planning.

The Director reported that the Department has a new Civil Service  
temporary Planner II. His name is Mark Gainer and he has been assigned  
to the office of Environmental Review. Also he said that the budget  
process is continuing. The Director said that we have an EDA grant and  
that the Department wanted the Commission's permission to spend no more  
than \$320.00 to enter into a work study arrangement with a student who  
would be assigned to the Commerce and Industry staff.

APPROVED      Resolution No. 7881      Vote: 6-0

With respect to the Presidio Master Plan and concerns of the Golden  
Gate National Recreation Area (GGNRA), the Director suggested that a  
possible joint meeting of City Planning Commission and GGNRA could be  
arranged for February 16th. President Rosenblatt said that the City  
Planning Commission likes the idea of a joint meeting and hopes that the  
GGNRA could do it on the 16th. He said that it would be the best date  
for the City Planning Commission, and it hopes that the GGNRA can make an  
arrangement for that day.

The Director reported that, following a meeting with Bob Levy, Calvin  
Welch, Margie Kaiser (City Attorney), the Haight Ashbury Neighborhood  
Council's law suit, against the Upper Ashbury RAP EIR, had been dropped.

The Director made reference to a number of recent meetings. These included a meeting of staff of the Department of City Planning, San Francisco Redevelopment Agency and Chinatown residents. The subject of this meeting was the Chinatown Redevelopment Study Area. Also, he said that members of the staff, President Rosenblatt and a representative of the City Attorney's office had met with Supervisor Diane Feinstein to discuss possible zoning proposals for the upper Union Street, Fillmore Street and Divisadero Street Area. Generally, the Supervisor expressed a desire to review any proposals which did not come through the Residence Zoning Study process.

The Director reported that since the Commission's last meeting, the issue of the Simmons project had surfaced in a number of situations. A memo on the Simmons project, prepared by Charles Gill, Planning Coordinator, was summarized by the Director:

"Summary of Conditions of Resolution 7551 (CU authorization):

- 1) Final plans to conform to the site plan and landscape plan presented to City Planning Commission. Also, final plans to conform to the approved Design Standards and the site diagram showing size and location of the park.
- 2) Final plans to be developed in consultation with Department of City Planning and Art Commission, and to be approved prior to approval of building permit.
- 3) Provision of a park of a minimum 5.2 acres of the level of quality of Sidney Walton Park. Includes specific requirements of accessibility, views, wind mitigation and a bicycle path.
- 4) Parking garage to have maximum capacity of 850 spaces for the project and 150 spaces committed to an adjacent maritime development.
- 5) Garage construction not to begin until 15% of the commercial space and marina is begun, and until half of the commercial space is leased.
- 6) Various requirements which tie construction of the garage to relocation of the Embarcadero and tie occupancy of the garage and commercial space to construction of the Embarcadero and the breakwaters.
- 7) Requirement of park design coordination with maritime development to the west.
- 8) No aircraft facilities are allowed.

"Further requirements of the Design Standards include: public accessibility

the park, relocation of the Eagle and Crow's Nest into the Pier 39 development (if possible) and encouragement of short-term parking in the garage. There are also various design standards relating to: plant materials, wind abatement, views, pedestrian circulation, landscaping, garage design, the service building and transportation improvements.

"Factors relevant to review of North Point Pier project:

- 1) At a meeting in August 1977 of the BCDC Design Review Board with representatives of the City Planning and Art Commissions and the staffs of the Department, Port and BCDC, it was agreed that Department of City Planning would coordinate the reviews by the various agencies. Subsequently, the staff has kept contact with the Port and BCDC staffs and a member of the Art Commission.
- 2) The Director and staff reviewed and approved design schematics before reviewing any building site permits. A commitment was given by the developer to have final details reviewed and approved before final building permits would be sought. The "fast tracking" of permits has caused some coordination difficulties but is not a major problem.
- 3) Charles Gill of the Major Projects Review Section is in charge of the DCP review. Site permit drawings for all pier 39 buildings and the garage were reviewed against the approved schematics and for compliance to the City Planning Code before the permits were issued. Permits have not been approved for the park, bridge or maintenance building.
- 4) The staff, as well as the BCDC Design Review Board and Art Commission, approved of the "navigation aid" tower, as long as it was approved by maritime authorities. The developer eliminated the tower in response to neighborhood concerns.
- 5) No permit has been issued for a structure which exceeds the 40-foot height limit as prescribed by the City Planning Code.
- 6) A series of weekly meetings at the architects' office for the purpose of aiding the various agencies' reviews has now been established. Charles Gill will attend.
- 7) The Telegraph Hill Dwellers are being notified of building permit actions as they proceed."

Charles Gill noted that the project had been the subject of discussion of both the Civic Design Committee of the Art Commission and the Bay

## Conservation Development Commission.

Commissioners Bierman and Starbuck said that they had received a number of calls from concerned neighborhood people.

Commissioner Starbuck said that it was crucially important to get Simmons together with neighborhood groups. If Simmons is unwilling to meet, he said that the Department of City Planning should take no steps to speed up the project.

The Director said that a question had been raised as to whether the Department should withdraw our agreement to follow a "fast-track" procedure.

Commissioner Bierman asked if anyone from the Department had met with the Telegraph Hill people. She said that a meeting ought to be arranged with Mr. Katz, that it was crucial and that the Director ought to attend.

Commissioner Starbuck asked about the Carousel building to be located on the pier. He wondered if the peaked roof of this building will exceed 40 feet.

Commissioner Starbuck asked Charles Gill, assuming the base line to be the existing height of the curb at the Embarcadero, if he knew where the tip of the peaked roof would be in terms of height. Charles Gill estimated that it might be 50 feet. He referred to the Code and the way in which the 40 feet limit is defined in the context of a slanting roof.

Commissioner Bierman said that the view there at the Embarcadero is one of the most crucial in the City of San Francisco. She said, "It seems to me that 40 feet there ought to be 40 feet."

Commissioner Starbuck expressed concern that the project is leading to a law suit by private citizens and that the staff and the Commission could be embarrassed.

With respect to concern that the proposed maintenance building will obstruct the view line along Kearney, Charles Gill reported that the Developer is taking another look at the relocation of the building. He said that the Developer will propose a building away from this view line.

Commissioner Starbuck said that it is crucial that Mr. Simmons be aware, in the context of garage construction, of the Conditional Use's requirement for 15% completion of the breakwater Marina construction.

With respect to Commission meetings in the month of February and after much discussion, the Commission agreed to the following:

1. The Commission will meet on Friday, February 3, 1978, at 11:00 a.m. in Room 300, at 101 Grove Street. The subject of this meeting .11



be possible amendments to the Suidivision Code as it pertains to Condominium Conversions. The meeting is in response to Assistant Director Williams' request to come before the Commission with possible staff recommendations for amendments to the subject Code. A calendar will be prepared and mailed on Monday, January 30, 1978.

2. The Commission will meet jointly with the San Francisco Redevelopment Agency Board on Thursday, February 9, 1978. If additional time is required, this meeting will be extended into the evening beyond 6:30 p.m. If time in addition to this is required, the Commission will again meet jointly with the SFRA Board on Friday, February 10, 1978.

2:00 P.M.

3. RS77.31 - Public Hearing on Tentative Map for 8-Unit Condominium Conversion Subdivision at 2106 Jackson Street; Lot 2A in Assessor's Block 590.

APPROVED

Resolution No. 7882

Vote: 7-0

2:30 P.M.

4. RS77.30 - Public Hearing on Tentative Map for 7-Unit Condominium Conversion Subdivision at 1900 Broadway Street; Lot 7 in Assessor's Block 567.

(Continued from meeting of December 22, 1977.)

APPROVED

Resolution No. 7883

Vote: 7-0

## Current Matters - Director's Report(Continued)

The Director made reference to a number of recent appeals to have come before the Board of Permit Appeals. The appeals related to the Bernaral Heights area and the Director noted that we are working with the Bernal Heights people. The Director said that areas like the Bernal Heights area should be handled through manipulation of the EIR process.

It was agreed by the Commission that if there is proposed residential development on less than standard streets - Elsie Street being a typical example - then permits, in terms of staff recommendations, will come under the Commission's Discretionary Review function.

The Director reported that the Board of Permit Appeals will hear an appeal of a Commission decision related to a Doggie Diner at 16th and Valencia Streets. Commissioner Starbuck requested that if someone who participated in drafting the "fast foods" guidelines, were available, that person be present at the hearing.

The Director noted recent Board of Supervisors decisions related to Condominium Conversion Applications which had come before the Commission. Also he noted that the Finance Committee of the Board of Supervisors had continued the Solar Retro-Fit proposal for technical revisions.



## B. Commissioners' Questions and Matters

Commissioner Elliott stated that he had learned that there is probably a plan for a "Savings and Loan" office at the corner of Sacramento Street and Presidio Avenue. He asked that it be made a matter for the Commission's Discretionary Review.

PASSED                      Motion of intention of Commission to take any future application  
under Discretionary Review                      Vote: 7-0

It was agreed that the landlord or landlords of the property at the Northeast corner of Sacramento Street and Presidio, would be notified of this Commission action.

Commissioner Starbuck provided staff with an article which describes Portland's downtown Transit Zone.

3:00 P.M.

5. RS77.34 - Public Hearing on Tentative Map for 7-Unit Condominium Conversion Subdivision at 1869 California Street; Lot 14 in Assessor's Block 648.

APPROVED                      Resolution No. 7884                      Vote: 7-0

## Commissioners' Questions and Matters (Continued)

Commissioner Starbuck expressed concern about the absence of Urban Design input with respect to the Performing Arts Center Garage. Specifically, he was concerned about the possible absence of commercial spaces at ground level facing the street.

Commissioner Starbuck asked if the cable car extension were not a Master Plan Referral. He said that the Longshoremen's Union is negotiating with a hotel firm and that the hotel proposal should be cranked into the cable car extension analysis.

Commissioner Bierman said that we never had a proper hearing on the cable car matter, that the effects on business had never been looked at thoroughly.

Presidnet Rosenblatt said that Commissioner McCrea has asked for a total presentation with respect to a transportation plan for the Northern Waterfront.

3:30 P.M.

6. R77.43 - Lease of Property at Northwest Corner of Polk and McAllister Streets for Service Station or Other Uses.  
(Continued from meeting of December 22, 1977.)

President Rosenblatt stated that the proponents of the proposed project were members of his family and he therefore indicated that he had done nothing to promote the idea other than set up an appointment with the Director.

It was moved that President Rosenblatt would abstain from any vote in this matter.

MOTION PASSED

Vote: 7-0

Commissioner Bierman said that it was very important to stress that the idea for the restaurant was the Department of City Planning's idea. It was not a matter of the brother thinking about this ahead of time.

It was moved that the Director's recommendation, with addition, contained in a memo dated December 8, 1977, to the City Planning Commission, be adopted.

MOTION PASSED

Vote: 7-0

4:00 P.M.

7. Consent Calendar

- R76.38 - Construction of Electrical Substation and Power Control Center at Bryant and Alameda Streets; Portion of Lot 2 in Assessor's Block 3904 (EE76.449).  
(Recommendation: That the matter be found to be in Conformity with the Master Plan.)
- R77.51 - Re-establishment of official Sidewalk Width of 2.5 Feet on Jessie Street South of Ecker Street, in Conjunction with Construction of Addition at Golden Gate University at 536 Mission Street (EE76.26).  
(Recommendation: That the matter be found to be in Conformity with the Master Plan.)
- R77.52 - Revocable Encroachment Permit for Retaining Wall on Old Burnett Avenue between Graystone Terrace and Burnett Avenue for Proposed 9-Unit Building at 270 Burnett Avenue (Larger Retaining Wall and Access Roadway Determined to Be in Conformity with Master Plan by City Planning Commission on June 17, 1976, under R76.9.)  
(Recommendation: That the matter be found to be in Conformity with the Master Plan.)
- R77.38 - Vacation of Stevensen Street, Northeasterly of Tenth Street, to Permit Covered Mall Area for Western Merchandise Mart.  
(Recommendation: That the matter be found to be in Conformity with the Master Plan, subject to condition regarding access from Tenth Street for members of the general public and retention of air rights.)

MOTION PASSED

Vote: 6-0

4:15 P.M.

8. R77.22 - Sale of Property on Bosworth Street at O'Shaughnessy Boulevard, Lots 13, 14, 15, 35A and 45 in Assessor's Block 6706.
- PASSED: 1. Retention of Lots 13, 14, 15                      Vote: 6-0  
2. Sale of Lot 35A  
3. Continuation of Lot 45

4:30 P.M.

9. RS77.36 - Public Hearing on Tentative Map for a 48-Unit Condominium Conversion Subdivision at 5320-30 Diamond Heights Boulevard, Lot 102 in Assessor's Block 7534.  
(Applicant has requested continuation to meeting of February 9, 1978.)  
CONTINUED to meeting of February 9, 1978. Vote: 6-0

5:00 P.M.

10. RS78.1 - Public Hearing on Tentative Map for 24-Unit Condominium Conversion Subdivision at 3045 Jackson Street; Lot 27 in Assessor's Block 982.  
APPROVED Resolution No. 7885 Vote: 6-0

Adjourned: 5:15 p.m.

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SAN FRANCISCO  
CITY PLANNING COMMISSION

CORRIGENDUM

In the Summary of the Regular Meeting of the City Planning Commission held on January 26, 1978, the voting on item 6 (page 7, para 3) was erroneously given as 7-0 instead of 6-0.

The corrected para should read as follows:

"It was moved that the Director's recommendation, with addition, contained in a memo dated December 8, 1977, to the City Planning Commission, be adopted.  
MOTION PASSED                      Vote: 6-0"

FEB 9 1978

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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
FEBRUARY 2, 1978  
ROOM 282, CITY HALL  
1:30 P.M.

FEB 27 1978

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PRESENT: Commissioners Bierman, Carey, Dearman, Elliott, Nakashima,  
Rosenblatt, Starbuck.

Approval of Minutes

Minutes of the Meeting of January 4, 1978, APPROVED as SUBMITTED  
Vote: 7-0

1. Current Matters

A. Report of the Director of Planning

The Director reported that the City Planning's first hearing on the Departmental budget was scheduled for Tuesday, February 7th at 10.00 a.m. in the Mayor's Office. He said that a Departmental briefing session to prepare for this hearing is scheduled for Monday, February 8th at 10.00 a.m. He said that commissioners were welcome to sit in if they wanted.

The Director asked the Commission how it intended that the Department of City Planning should proceed on the Rent Survey for the North of Market Street RAP Area, and whether the Commission would prefer that the Department of City Planning do the survey. He said that it was a question of acting in terms of the Commission's wishes.

Commissioner Bierman said that it was her understanding that the actual survey would be done by an outside consultant and that she favored the Department of City Planning assuming responsibility rather than the Bureau of Building Inspection. Commissioner Elliott believed that the City Planning Commission does not decide who does the survey. He said that it was an unresolved issue and that he didn't want to be on record favoring the Commission's doing of it.

Commissioner Bierman moved that the Department of City Planning pursue the matter in terms of making efforts to assume responsibility for the survey. The Commission agreed, by motion, to permit Commissioners Elliott and Carey to abstain from voting in this matter, because of their affiliations with other departments and possible conflict situations. The motion that the Department of City Planning pursue the matter, by Commissioner Bierman, passed unanimously.

The Director reported that the Presidio Master Plan for 1978 will be finished in two months. He said that it was the point of view of Amy Meyers of GGNRA that a presentation be postponed to that time. He said that Doug Nadeau of GGNRA preferred individual briefing so that no precedent



of public presentations was established and would want these briefings scheduled some time in the summer when the GGNRA's draft plan has been completed. The Commission agreed that it seemed appropriate to wait two months for a presentation on the Presidio Master Plan for 1978.

The Director noted that the Finance Committee of the Board of Supervisors had approved a resolution to allow the Department of City Planning to seek and receive a \$2,000.00 grant to pursue a solar retro-fit project for the Department of City Planning offices. He noted that on Tuesday, February 7th at 4:30 p.m., there would be another meeting in the series of meetings related to the Simmons' project. He said that the subject of that meeting would be the disposition of the Eagle Cafe. Commissioner Starbuck noted that the developer intended to put the cafe on the second floor of the project.

The Director said that a second meeting related to the Chinatown Redevelopment Project had taken place. He said that it was a very lively meeting. Also, he mentioned a meeting with Rudy Nothenberg of the Mayor's Office, which dealt with the need to co-ordinate the various agencies involved in economic development matters.

Commissioner Starbuck said that the matter of the entire Simmons' Project was scheduled to come before the Planning, Housing and Development Committee of the Board of Supervisors at its meeting this month. President Rosenblatt noted that the Simmons' Project was on the Art Commission calendar for Monday, February 6th, and that it would be calendared elsewhere in the near future.

President Rosenblatt said that he would be willing to chair a meeting of all the interested parties including other City Planning Commissioners. He said that they would try to go through all the issues and get a coordinated schedule of where it's all going and that if they don't do it, the Planning, Housing and Development Committee or the Mayor's Office or someone will.

President Rosenblatt requested the Director or someone he might designate, to set the meeting up, unless the Director finds that it cannot be done legally. He then requested the Director to inform everyone involved that the Planning Department is not going to process any more work on that project until we can get everyone together.

The Director reported that there would be a meeting related to the Hayes Valley RAP on Saturday, February 11th, at 10:30 a.m. He also said that the Department of City Planning had been asked by the Mayor's Office to assist in the preparation of additional anti-speculation legislation. He noted that any number of other public interest groups were developing their own proposed legislation.

The Director made reference to the Special Commission meeting on Condominium Conversions, scheduled for February 3, 1978. Commissioner Bierman wondered if the public had had sufficient time to review the staff's proposed changes in the Subdivision Ordinance. President Rosenblatt said that he would not have time

to review the document before the meeting.

President Rosenblatt said that the City Planning Commission had received a letter dated January 26 from the law firm of Dobbs & Nielsen, which pertained to the conditional use application of the Ralph K. Davies Medical Center. He said that the letter discussed procedural and process questions related to the conditional use.

President Rosenblatt said that he had asked the staff to look at the letter and to get the City Attorney's Office to look at it. He noted that there were present representatives of the Hospital, City Attorney's Office and neighborhood groups.

Diane Hermann, Deputy City Attorney, said that the City Attorney's Office had reviewed all the relevant documents, including the letter, and stated that it was the conclusion of the City Attorney's Office that the City Planning Commission had no jurisdiction to consider further the matter of the conditional use. She said that the City Planning Commission had exhausted its jurisdiction.

Spencer Steele, Assistant Director - Implementation, said that the hospital should have no problem in appealing to the Board of Supervisors and that the matter should be appealed there. He recommended denial of any further request for consideration in the matter. Commissioner Starbuck stressed that this request before the Commission was not necessary for an appeal to the Board.

There was a motion to deny the request for further consideration in the matter of the conditional use.

MOTION PASSED                      Vote: 7-0

President Rosenblatt asked staff to prepare a letter for his signature, which would indicate to Dobbs & Nielsen the action taken by the City Planning Commission.

2:00 P.M.

2. ZN78.2                      -    243 Onondaga Avenue, South Side, Approximately 82 Feet East of Ocean Avenue; Lots 30 and 31 in Assessor's Block 6951.  
(EE77.353)
- Proposal to Reclassify This Entire Parcel to a C-2 District in Order to Construct a Contractor's Office with Incidental Storage and Parking in a Building with the Ground Floor Extending to the Rear Property Line. Two or three Dwelling Units Would Be Built above the Office on Lot 30, but No Development Is Yet Proposed for Lot 31. The Front Part of This Property (60 by 106.667 Feet) Is in a C-2 District, the Rear Part (90 by 26.667 Feet) Is in an R-1 District. The Entire Lot Is Proposed for an RH-1 District in the Residential Zoning Study.

DISAPPROVED

Resolution No. 7886    Vote: 6-0

2:20 P.M.

3. S78.1 - 44 Clarendon Avenue, North Side, 375 Feet West of Bigler Avenue; Lot 17 in Assessor's Block 2688; in an R-1-D District; Proposed RH-1-D District.  
Proposal to Abolish a 5-Foot Front Setback in Order to Enlarge the Existing Garage to the Front Property Line Making It Large Enough to Accommodate Two Cars in Tandem.  
VZ77.115 Has Also Been Filed for This Property.  
DISAPPROVED Resolution No. 7887 Vote: 5-1  
(Voting Aye: Bierman, Elliott, Nakashima, Rosenblatt, Starbuck; Voting No: Dearman)

2:40 P.M.

4. CU78.2 - 2250 Jerrold Avenue, North Side, 465.59 Feet West of Toland Avenue; Lot 7 in Assessor's Block 5230; in an M-2 District.  
(EE77.385) Proposal to Conduct an Auto Wrecking Operation to Be Relocated from the Applicant's Present Location at 1850-1851 New Comb Avenue.  
APPROVED Resolution No. 7888 Vote: 6-0

3:00 P.M.

5. CU78.6 - 525 Phelps Street, Northeast Corner of Galvez Avenue; Lot 15 in Assessor's Block 5242; in an M-1 District.  
(EE77.400) Proposal to Conduct an Auto Wrecking Operation, Relocating a Part of the Applicant's Present Operation at the Northwest Corner of Qunit Street and Evans Avenue.  
CONTINUED to Regular Meeting of February 16, 1978.

Current Matters (Continued)  
Commissioners' Questions and Matters

Commissioner Starbuck asked if the Commission wished to have a presentation of Hastings' proposed expansion plans. The Commission agreed to invite Hastings to do the presentation.

With respect to Embarcadero No. 4, Commissioner Starbuck said that if the Commission was agreeable, he would like the Director to address a letter to the President of the Redevelopment Agency, requesting a joint meeting with City Planning Commission to review Embarcadero Center No. 4.

Commissioner Starbuck said that in reviewing the Urban Design Plan, he had found excellent examples of what happens when you have a major parking facility with nothing on the ground level. With respect to the Performing Arts Center Garage, he said, we have a city project in which we are not following concepts to be found in the Urban Design Plan. He said that Bob Passmore, Planner V Zoning, and the Director would seek ways of getting Urban Design input into this project.

President Rosenblatt said that the Garage is on the calendar of the

Arts Commission, for approval, on Monday February 6, 1978. President Rosenblatt agreed to communicate to the Arts Commission to ask it to withhold its approval until its Design Committee can meet with our staff.

Commissioner Starbuck observed that the Board of Supervisors' calendar for Monday, January 30, had two major items of importance to the Department. One item related to Condominium Conversions, and the other related to the Upper Market Street Roadway Plan. Commissioner Starbuck said that there were no Department of City Planning representatives at this meeting and that the Upper Market Roadway Plan was the most significant transit plan to go before the Board in recent times.

Commissioner Bierman said that it was her understanding that whenever something came up, the Department had someone in attendance.

Commissioner Starbuck asked the staff to provide the City Planning Commission with information related to the Simmons' Project. Specifically he asked: 1) How many buildings under construction or proposed will exceed 40' with the patched roof 2) The staff to provide the Commission with drawings of the proposed maintenance building, pedestrian bridge, garage and park 3) Whether the staff knew if the garage building permit had been signed.

Bob Passmore, Planner V Zoning, said that the site permit had been issued but that staff was not aware that construction had begun.

Commissioner Starbuck said that his concern was that garage construction had begun, but that 15 percent of breakwater and Marina are not under construction. He said we are sending those permits out and it is in violation of the conditional use.

The Director said that there was some question about the intent of the resolution with respect to 15 percent of construction of breakwater and Marina. He said it was his interpretation that 15 percent meant 15 percent completion.

Commissioner Starbuck said that he had sympathy for the residential builders and that it is important to enforce the rules equitably. He asked if the Department had any intention to hold the building permit for the garage. Bob Passmore said that it was not clear if the site permit had been signed.

With respect to the Pedestrian Bridge, Commissioner Dearman wondered what could be expected in terms of design. President Rosenblatt said that the bridge was approved reluctantly to avert a traffic congestion problem along the Embarcadero.

Commissioner Starbuck proposed that the City Planning Commission recommend to staff to recommend to the developer not to proceed any further with construction on the garage until the staff presents to the Commission documentation which indicates that the conditional use requirements have been met. Commissioner Starbuck noted that this should not entail a delay for the developer.

The Director agreed to take responsibility for communicating this recommendation to the developer.



3:20 P.M.

6. DR78.4(CU) - 819 South Van Ness Avenue, East Side, 95 Feet South of 19th Street; Lot 25 in an R-4, Pr-posed RH-3 District. Proposal to Construct a Four-Unit Apartment House in an RH-3 District. RH-3 Regulations Limit Development to Three Dwelling Units unless a Conditional Use Authorization Is Approved for Not More Than One Unit for Each 1,000 Square Feet of Lot Area.
- APPROVED Resolution No. 7889 Vote: 6-1  
(Voting Aye: Bierman, Dearman, Carey, Elliott, Nakashima, Rosenblatt; Voting No: Starbuck.

3:40 P.M.

7. DR78.5 (CU) - 2167 Turk Street, South Side, 100 Feet East of Central; (EE77.326) Lot 30 in Assessor's Block 1150; in an R-3, Proposed RH-3 District. Proposal to Construct a Five-Unit Apartment House. RH-3 Regulations Limit Development to Three Dwelling Units unless a Conditional Use Authorization Is Approved for Not More Than One Unit for Each 1,000 Square Feet of Lot Area.
- APPROVED Resolution No. 7890 Vote: 7-0

4:00 P.M.

8. ZT78.1 - Public Hearing on Proposed Change in Text of City Planning (EE77.407) Code Amending Sections 218 and 219 to Require Conditional Use Authorization for Quick Stop Establishments, Branch Banks and Savings and Loan Facilities.  
(Continued from meeting of January 5, 1978.)  
CONTINUED to Regular Meeting of April 6, 1978.
9. ZT78.2 - Public Hearing on Proposed Change in Text of City Planning (EE77.406) Code Amending Section 302 and Other Appropriate Sections to Modify Procedures for Zoning Reclassifications and Set-Backs.  
(Continued from Meeting of January 5, 1978.)  
CONTINUED to Regular Meeting of March 2, 1978.

Adjourned: 5:55 p.m.

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Special

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE SPECIAL MEETING  
FRIDAY  
FEBRUARY 3, 1978  
101 GROVE STREET, ROOM 300  
11:00 A.M.

FEB 14 1978

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PRESENT: Commissioners Bierman, Dearman, Elliott, Rosenblatt,  
Starbuck, Wentz.

ABSENT: Commissioner Nakashima.

- I. Public Hearing on Consideration of Staff Proposals for Master Plan Revisions and Changes in the Subdivision Code as it Pertains to Condominium Conversion Subdivisions.

Rai Y. Okamoto, Director of Planning, in his brief introductory remarks referred to the growing concern expressed by the public on the subject of Condominium Conversion and to the research and analysis conducted by the staff of the Department in this respect. Based on their findings, the Director said, he had submitted a memo to the Planning Commission, in which recommendations for amendments to the Residence Element of the Master Plan and to the Subdivision Ordinance were made. The basic policy was to allow condominium conversion under certain restrictive conditions in order to protect the interests of those adversely affected.

Nat Taylor, Planner II, Department of City Planning, made the presentation; reviewed the recommendations set forth in the memo, explained the background of the policy which reflected the general notion that condominium conversion was basically good; highlighted the safeguards to protect the rights and needs of the low, moderate and middle income households; and described the proposed amendments to the Residence Element of the Master Plan and also to the Subdivision Code, in keeping with the specific recommendations. These recommendations, briefly summarized, are:

- A. Protection against Eviction  
120 days notice recommended for all tenants.  
(existing rule allows 30 days)
- B. Elderly Tenants  
Tenants over age 62 eligible for extended leases equal to 6 months for every year in the unit over 1 year.  
Rent increase limitations to apply.
- C. Moving Expenses  
Moving expenses reimbursed for all tenants by developers.  
Maximum up to \$1000.
- D. Relocation Assistance  
All tenants eligible to request assistance from Central Relocation Services (CRS) in finding relocation housing.



E. Tenant Consent

Mandatory tenant consent of 35% in buildings of 50 units or more (existing); information survey of tenant support in buildings under 50 units.

Subdivider to conduct survey on forms issued by the Department of Public Works.

F. Low and Moderate Income Housing

1. Overall price limit on project equal to basic cost plus 20% profit.

2. Low-moderate income units to have price limited to 2.5 times corresponding income threshold; units to be made available to qualified low or moderate income buyer exclusively for 12 months, unless tenant exercises right of refusal.

3. Subdivider to assist in developing financing options for low and moderate income buyer.

4. City to assist in developing financing program and to review potential buyers for eligibility and refer them to available units.

G. Report of Licensed Engineer

Subdivider to submit report on condition of major structural elements in the building before Final Map approval.

H. Code Compliance

Building to be brought up to Code before Final Map approval.

I. Conversion of Less than 5 Units

All requirements of buildings having 5 units or more should apply to 4 or fewer units, with the exception of Master Plan and City Planning Commission Review.

Copies of the Director's Report, giving details, are available at the Department of City Planning.

President Rosenblatt said that as the document could not be made available earlier in the week, it was decided to accept public testimony but that final action would not be taken until next regular meeting on Thursday, February 9, 1978, Room 282, City Hall.

He then invited questions from the audience and the following people spoke:

1. Rev. Edward Peet (of Commission of Aging and Glide Foundation)
2. Don Hesse (Housing Representative of Human Rights Commission)
3. Keith Schiller, owner of 6-unit Project
4. Larry Furst, Realtor

Some of the issues revised at the Meeting were:

1. In determining low and moderate income housing stock, is it possible to look at the actual income of tenants in order not to miss cases where low or moderate income tenants are paying more than the "rule-of-thumb" 25% of income for rent? (Bierman)
2. It was unrealistic to expect elderly people, most of whom were on SSI income of \$314 a month, to be able to buy any property with their limited fixed income. (Peet)
3. No conversions should be allowed at current vacancy rates. (Peet)
4. It was misleading to say that the condominiums represent less than 1% of the total housing stock. (Hesse)
5. Should use vacancy rate threshold to disapprove conversions unless subdivider meets special conditions. (Hesse)
6. Any condominium threshold (of 5%, say) should be based on some annual growth allowance like the "Petaluma Plan", rather than simply first come, first served. (Hesse)
7. Tenants should have larger notice before filing of Tentative Map. (Hesse)
8. The non-transferable lease proposed for elderly people would range from 12-15 years, and was too long. (Hesse)
9. Tenant survey demographic information should be kept confidential and should also include information about race. (Hesse)
10. Market cannot be controlled by fixing profits at 20% (Hesse)
11. Subdivider should not have the discretion to determine "qualified buyer". (Hesse)
12. Price-fixing may inhibit subdivider's capability to accomplish socially desirable goals in the subdivision process, and profits may simply be passed on to first buyer, on resale. There should be an alternative to fall back on as compromise. (Hesse)
13. Conversion percentage should be monitored district by district, not simply citywide. (Hesse)
14. Is there any way to pass on limitation of sales prices to buyers of condominiums? (Bierman)
15. How exactly are maximum sales prices to be set? (Schiller)

16. Should strike balance between reasonable relocation period for tenants and additional costs of delay to subdivider. (Furst)
17. Process for ensuring that tenants are not evicted before conversion needs to be strengthened, especially to protect elderly tenants from being singled out. (Hesse and Furst)
18. Some arguments could be made for property rights too, why talk only about tenant support. (Furst)
19. \$1000 moving expenses was excessive and would simply encourage higher costs. (Furst)
20. There seemed to be no reason for a distinction at 50 or more units in terms of tenant survey and that support from tenants seemed unnecessary if other conditions met. (Furst)

Nat Taylor, Planner II, and Alec Bash, City Planning Coordinator, responded to questions raised.

President Rosenblatt stated that the Commission only makes recommendations to the Board of Supervisors for possible amendment. The Board then refers the matter to its Planning and Housing Committee, so the public will have an opportunity to air its views at various times. Rai Y. Okamoto added that any amendment to the Master Plan would be acted upon by the Commission.

It was moved by Commissioner Dearman, seconded by Commissioner Elliott, that the meeting be continued to next Thursday, February 9.

The meeting was adjourned at 12:45 p.m.

C55

#21

2/16/78

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
FEBRUARY 16, 1978  
ROOM 282, CITY HALL  
1:30 P.M.

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PRESENT: Commissioners Bierman, Carey, Elliott, Nakashima,  
Rosenblatt, Starbuck.

ABSENT: Commissioner Dearman.

1. Current Matters

Director's Report

The Director reported that Bell Savings was proposing a branch office at Sacramento Street and Presidio Avenue. He said that this was opposed by the Sacramento Street Merchants Association and that the Pacific Heights Association requests Discretionary Review.

With respect to the proposed Embarcadero Center No. 4, the Director agreed to verify what residual opportunities there might be for City Planning Commission action.

2:00 P.M.

2. Information Presentation on the Status of the North Point Pier Project. (The Simmons' Project)  
NO ACTION TAKEN

Consideration of Public Comment on City Planning Commission Recommendation to the Art Commission, Related to the Pedestrian Bridge of the North Point Pier Project. (Simmons' Project)  
NO ACTION TAKEN

Review of Proposed Relocation of the Eagle Cafe of the North Point Pier Project.  
NO ACTION TAKEN

3:20 P.M.

3. RS77.36 - Public Hearing on Tentative Map for a 48-Unit Condominium Conversion Subdivision at 5320-30 Diamond Heights Boulevard.  
(Continued from Meeting of February 9, 1978.)  
APPROVED RESOLUTION NO. 7893 Vote: 4-2  
(Voting Yes: Commissioners Carey, Elliott, Nakashima, Rosenblatt; Voting No: Commissioners Bierman, Starbuck.)

3:50 P.M.

4. DR77.83 - Proposal to Expand for Operation to Second Floor (7712226) of Pierce Street Annex at 3138 Fillmore Street.  
CONTINUED to March 9, 1978 Vote: 6-0

4:10 P.M.

5. EE77.100 - Consideration of Certification of Environmental Impact Report for the Commerce and Industry Element of the Master Plan.  
(Continued from Meeting of January 19, 1978.)  
CONTINUED to March 16, 1978 Vote: 6-0

4:40 P.M.

6. CU78.6 - 525 Phelps Street, Northwest Corner of Galvez Avenue; Lot 15 in Assessor's Block 5242; in an M-1 District.  
(EE77.400) Proposal to Conduct an Auto Wrecking Operation, Relocating a Part of Applicant's Present Operation at the Northwest Corner of Quint Street and Evans Avenue.  
(Continued from Meeting of February 2, 1978.)  
APPROVED RESOLUTION NO. 7894 Vote: 4-2  
(Voting Yes: Commissioners Carey, Elliott, Nakashima, Rosenblatt; Voting No: Commissioners Bierman, Starbuck.)

Adjourned: 5:30 p.m.



- SAN FRANCISCO  
- CITY PLANNING COMMISSION  
SUMMARY OF THE SPECIAL MEETING  
FRIDAY  
FEBRUARY 17, 1978  
101 GROVE STREET, ROOM 300  
11:00 A.M.

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PRESENT: Commissioners Bierman, Elliott, Nakashima, Rosenblatt & Starbuck.

ABSENT: Commissioner Dearman.

Consideration of Staff Proposals for Master Plan Revisions and Changes in the Subdivision Code as it Pertains to Condominium Conversion Subdivisions.

President Rosenblatt conveyed the apologies of Commissioner Dearman for not attending the meeting, due to her being ill, although she was very much interested in the matter. He said that since this meeting was the continuation of previous hearings, he would start right away with public testimony which could continue up to 3:00 p.m., if necessary. He further said that no action would be taken by the Commission that day, as any modifications and amendments to the Master Plan required an official notice of 20 days. He then invited the public to come forward and express their views.

The following people spoke:

1. Ronald Zimmerman, realtor
2. Ed Lawson of the San Francisco Chamber of Commerce
3. Joe Stevenson, subdivider
4. Grace MacDuff, renter
5. Sister Mary Jenny Sandford
6. Ray Brown, realtor
7. Barry King, President of Downtown Tenants Association
8. Frank L. Caldwell, realtor
9. James Krotozina
10. James Johnson, attorney
11. Betty Brooks
12. Trish Benson



Most of the points raised were similar to the ones already discussed in the previous meetings, that there should be no control on the selling price and no restriction as to whom can sell; that it was discriminatory to impose controls not on all properties but on condominium conversions; that the developer should not be asked to finance the tenant; that asking the owner to pay the moving expenses was unfair.

Replying to a question about introducing changes in the Master Plan, President Rosenblatt said that although the Commission has the power to do so, the consensus of the opinion was to withhold any action on the Master Plan until the Board of Supervisors decided on the revisions to the Subdivisional Code. This, he said, would ensure that the Master Plan does not contradict Subdivision Ordinance and is in accord with it.

Commenting on the question of property rights versus human rights, Commissioner Bierman said that there was a difference between property as a commodity and property as a shelter.

President Rosenblatt, referring to suggestions about increasing housing stock, said that the Department of City Planning was conducting an Industry and Commerce Study to identify whether some commercial zones could be rezoned for residential uses.

Commissioner Starbuck said that in order to increase housing stock, all that is needed is for a developer to decide to build and apply for permit and that every month the City was issuing a number of permits to build.

President Rosenblatt said that he would like to have specific examples and data, giving relative costs of renting versus owning. He also said that if there was any 'homeowners' assistance fund program he would like to have details about that.

Replying to the comments that price controls will not work, President Rosenblatt said that he was concerned that no one had come forward with any alternative suggestions other than one on increasing supply of housing stock. The problem of elderly people was not solved. He said that incentives were suggested as an alternative to controls but that no one had suggested how to incorporate them into our recommendations.

President Rosenblatt said that the one recommendation he personally had trouble with was the price control factor as he was not sure if it answered the problem. He said he was open to any suggestions given by next week.

President Rosenblatt asked the staff of the Department of City Planning to study the problem of vacancy and how to deal with it.

Commissioner Bierman said that because of drastic lack of rental houses, condominiums were very much needed. She said that the tenants' agreement was important because then they will not have to go out hunting for scarce rental units. Also knowing that 35% of tenants approved a project gave one assurance that something good was going on.

George Williams, Assistant Director - Plans and Programs, said that the staff did not think that condominium conversions posed any problem as the number of condominiums to be converted was so small that it would not have any adverse impact on the total housing stock. He further said that it was a well known fact that there was a severe shortage of low-and-moderate income housing and that no further survey was necessary at that stage.

Some of the suggestions given by the public at the meeting were:

- a. That the down payment of second mortgage should be subsidized (Joe Stevenson).
- b. That the supply of housing stock be increased to meet the demand, for instance the City can develop its own housing, and that some controls be imposed to reduce demand (Ray Brown).
- c. That instead of limiting profits, the number of permits issued in this respect be limited. (Frank Caldwell).
- d. That there were HUD Neighborhood Strategy Area Programs for subsidizing housing for low-to-moderate income groups, which could be availed of. (Frank Caldwell).
- e. That the problem of absentee ownership needed some study. (James Krotozina).
- f. That the recommendation for a report from a private licensed engineer or contractor was unnecessary in view of the existing requirement for Housing Code compliance which takes care of inspections by City Departments (James Johnson).
- g. That the replacement housing should be of compatible quality and in the same range (Betty Brooks).
- h. That the Tenants' Survey should include full disclosure of the cost of conversion (Betty Brooks).

Commissioner Starbuck moved that the consideration of proposed recommendations on Amendments to Subdivision Ordinance be Calendared for Thursday regular meeting. The motion was seconded by Commissioner Bierman and unanimously passed.

George Williams, Assistant Director-Plans & Programs said that some changes were made in the staff recommendations which will be sent to the interested parties early next week.

The meeting adjourned at 2:00 p.m.



-SAN FRANCISCO  
-CITY PLANNING COMMISSION  
SUMMARY OF THE SPECIAL MEETING  
TUESDAY  
FEBRUARY 21, 1978  
MISSION HIGH SCHOOL  
3750-18th STREET AT DOLORES STREET  
7:30.P.M.

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PRESENT: Commissioners Bierman, Elliott, Nakashima, Rosenblatt, Wentz.

ABSENT: Commissioners Dearman, Starbuck.

1. Consideration of the Proposed Zoning Map Covering Southeast Part of City.

President Rosenblatt opened the meeting by asking Mark Winogrand, Planner III and Director of the Residential Zoning Study, to give a Slide Presentation. The presentation highlighted the proposed controls and their objectives; types of residential zoning districts and uses permitted; and outlined the revisions in the proposed Text and Zoning Map.

After the Presentation was over, President Rosenblatt requested those interested in addressing the Commission to fill out a speaker's card and to keep their statements brief in order to allow as many people as possible to speak. He further told the audience that the testimony on draft Environmental Impact Report would be heard after taking the testimony on the Proposed Maps.

The following people gave testimony on the Proposed Maps, while no one spoke on draft Environmental Impact Report:

1. Cheryl Hatcher of Duboce Triangle Neighborhood Association
2. Luisa E. Ezquerro, President, Mission Planning Council
3. Toby Levine of Mission Planning Council
4. Ralph Payne of Mission Planning Council
5. Jim Keefer of Mission Planning Council
6. Richard Cottrell, owner of property at 151 Valencia Street
7. Joe Estrade, 47 Elgin Park
8. Graham Maloney, attorney
9. Donald Gordon, owner of property at 2425 Market Street
10. Lucretia Levinger of Glen Park Association
11. Dawn Murayama of Glen Park Association

12. Laura Goderez of Glen Park Association
13. Michael Hitchcock of Glen Park Association
14. Ruth Gravanis of Glen Park Association
15. Terry Covert, Glen Park resident
16. Dr. Antonio Ragadio, 1063 Geneva Avenue
17. Antonio C. Ragadio Jr., 1100 Geneva Avenue
18. John P. Carney, 829 Rhode Island Street
19. Nelson Combs of Glen Park Merchants & Improvements Association
20. R. W. Hampton of Hampton Rug Service, 348 Church Street
21. Maria J. Vermiglio of Potrero Hill League of Active Neighbors
22. Jim Firth of Potrero Hill League of Active Neighbors
23. Chris Murray of Potrero Hill League of Active Neighbors
24. Peter Firth of Potrero Hill League of Active Neighbors
25. Guthrie Evans of Potrero Hill League of Active Neighbors
26. Henry Cabrera of Mission Housing Development Corp.
27. Anita Banash-Arlen of Friends of Noe Valley
28. Barbara Francisco, 526 Duncan Street
29. Henry R. Peters, 324 Blue Oak Lane, Los Altos
30. Andy Ausari of Mullen-Holladay Group (Bernal Heights)
31. Robert James Dutra of Mullen-Holladay Group (Bernal Heights)
32. David Omeara of Noe Valley Neighborhood for Action
33. Eugene R. Dalma, 99 Onondaga Street
34. Jude P. Laspa of Eureka Valley Promotion Association

Practically every speaker requested changes in zoning in his/her respective area giving reasons for it. Other points raised and suggestions made were:



1. That a Residential Zoning Plan, to be effective, should be developed side by side with a Commercial and Industrial Study and with a Social Component of the Master Plan (Luisa Ezquerro).
2. That some blocks in Mission Street were given a density classification higher than the existing usage, like Julian Street (RM-3), San Jose Street and Guerrero Street (RM-2) and that the Planning Commission should rectify the situation (Toby Levine).
3. That there are underutilized industrial areas like Bryant at 20th Street and a number of other blocks in Northeast industrial zone which could be converted and developed into family and senior citizens housing. (Toby Levine).
4. That non-conforming use units should receive an Environmental Impact Report and if it is determined that they have to go, should receive relocation assistance from the Mayor's Office (Ralph Payne).
5. That proposals for developing low and moderate income housing with greater density be allowed on a case by case basis with conditional use procedure (Jim Keefer).
6. That no new permits be given to an owner violating the Planning Code, for new construction, until violation on his/her existing buildings has been corrected and that automatic fines for certain violations be imposed (Ruth Gravanis).
7. That all neighborhood organizations registered with the Department of City Planning should receive notice of all applications for building permits, variances, conditional uses, and zoning reclassifications (Ruth Gravanis and Andy Ausari).
8. That the new buildings going up in Bernal Heights area, where there are no existing houses, require guidelines (Robert Dutra).

President Rosenblatt reminded the audience that the next public hearing on the proposed Residential Zoning Study would be held on February 23, 1978, at Herbert Hoover Junior High School in the Sunset District.

The meeting was adjourned at 10:15 p.m.



SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY

FEBRUARY 23, 1978  
ROOM 282, CITY HALL  
12:00 NOON

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PRESENT: Commissioners Bierman, Carey, Dearman, Elliott, Nakashima,  
Rosenblatt, Starbuck.

12:00 NOON

1. Members of the Commission and staff departed from 100 Larkin Street at 12:00 noon to take a field trip to visit sites of March Zoning cases.

1:30 P.M.

2. Current Matters

A. Director's Report

The Director said that there had been and would be a number of meetings of interest to the Commission. There had been a meeting on February 17th in the Mayor's Office which was attended by representatives from the Port; the City Planning Commission and the Department of City Planning; the Redevelopment Agency and the Mayor's Office. It related to the coordination of efforts in the area of the Central Waterfront. A model resolution, related to cooperative efforts between City Agencies is being drafted by the City Attorney.

The Director said that the first of a series of meetings related to planning efforts in the OMI area had taken place. With respect to a joint meeting of the City Planning Commission and San Francisco Redevelopment Agency Board, the Director said that he had received a letter from Mr. Wilbur Hamilton in which he had indicated that he could not see much need for a joint meeting at this time. With respect to the proposal for Embarcadero Center No. 4 proposal, the Director said that there is staff contact between the Department of City Planning and the San Francisco Redevelopment Agency.

The Director reported that the Ralph K. Davies Medical Center matter would be on the Board of Supervisors' calendar for Monday, February 27, 1978.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), reported that the Board of Permit Appeals had upheld two City Planning Commission decisions. One case related to the proposed Doggie Diner at 16th and Valencia Streets; the other related to the El Drisco Hotel. In each instance the Board of Permit Appeals voted 3 to 2.

The Director provided the Commission with a short update related to the Environmental Management Plan. He said that the Department of City Planning would have extra time to respond to the Plan and that the Department wished to make a presentation to the Commission by March 16, 1978.

The Director said that the Department of City Planning had received a number of inquiries and questions about the adequacy of downtown zoning. He said that the fundamental question was whether there are opportunities to re-examine the continuing spread of office buildings. He said that there was nothing directly related in the Work Program for FY 1978-79, but that there might be some opportunity through the Commerce and Industry Element of Master Plan. Commissioner Starbuck said that there should be a Committee Meeting in March to consider this question.

President Rosenblatt said that the San Francisco Redevelopment Agency had requested a joint meeting on March 14, 1978, to consider certification of the Final Draft of the Environmental Impact Report for the Yerba Buena Center Project. The Commission agreed and requested that Selina Bendix, Environmental Review Officer, attempt to have the item scheduled for 4:00 p.m. as the first item on the Agency's calendar.

#### B. Commissioners' Questions and Matters

With respect to the proposed Federal Reserve Bank Building at Mission and Main Streets, Commissioner Starbuck said that \$600,000 had been spent for architectural work and that he feared violation of "bulk" guidelines. The Director said that he thought that they are aware of possible problems related to "bulk" guidelines.

With respect to the Yerby Development, Commissioner Starbuck said that in 1976 the Commission had acquiesced and, contrary to the Master Plan, had approved commercial as opposed to residential development. The Commission had believed that there was no market for housing in that area. Now, he said, the San Francisco Redevelopment Agency has approved seventy-two (72) single family houses in that area. He said that they should be more cautious in the future. When asked, Commissioner Dearman was told that the dwellings would be at Keith and Anderson Streets.

Commenting to Commissioner Starbuck, Commissioner Bierman said that at the time of the hearing, there was a room full of people asking for jobs and not housing. That's why, she said, that decision was made.

2:00 P.M.

3. DR78.7 - Consideration of Request for Discretionary Review of  
(EE78.12) Building Permit Application No. 7712191 (2) for a Fotomat  
at 1810 Haight Street.  
MOTION PASSED to take the matter under Discretionary  
Review Vote: 6-0  
APPROVED Resolution No. 7895 to disapprove Building  
Permit Application Vote: 6-0

2:20 P.M.

4. EE74.286 - Post and Powell Streets, Northeast Corner; Lot 7 in Assessor's Block 295.  
Consideration of Certification of Environmental Impact Report for Saks Fifth Avenue Retail Store; Construction of Multi-Level Store with Five Floors Above Grade and One Floor Below of Retail and Office Space (Fitzhugh Building Demolition).  
CONTINUED to meeting of March 9, 1978.

3:00 P.M.

5. RS78.2 - Public Hearing on Tentative Subdivision Map for an 11-Unit Condominium Conversion Subdivision at 1097 Green Street, 1396-98 Leavenworth Street.  
DISAPPROVED Resolution No. 7896 Vote: 3-3  
(Voting Aye: Elliott, Nakashima, Rosenblatt; voting No: Bierman, Dearman, Starbuck)

3:20 P.M.

6. RS78.3 - Public Hearing on Tentative Subdivision Map for a 16-Unit Condominium Conversion Subdivision at 2205 Sacramento Street.  
APPROVED Resolution No. 7897 Vote: 4-3  
(Voting Aye: Carey, Elliott, Nakashima, Rosenblatt; voting No: Bierman, Dearman, Starbuck)

3:40 P.M.

7. RS78.4 - Public Hearing on Tentative Subdivision Map for a 6-Unit Condominium Conversion Subdivision at 2921 Washington Street.  
APPROVED Resolution No. 7898 Vote: 4-2  
(Voting Aye: Carey, Elliott, Nakashima, Rosenblatt, voting No: Bierman, Dearman)

4:00 P.M.

8. RS78.5 - Joint Public Hearing of the City Planning Commission and the Department of Public Works on a Tentative Subdivision Map for a 64-Unit Condominium Conversion Subdivision at 1101 Green Street.  
DISAPPROVED Resolution No. 7899 Vote: 4-3  
(Voting Aye: Carey, Elliott, Rosenblatt; voting No: Bierman, Dearman, Nakashima, Starbuck)

4:30 P.M.

9. RS78.6 - Public Hearing on a Tentative Subdivision Map for a 6-Unit Condominium Conversion Subdivision at 1158-68 Green Street  
APPROVED Resolution No. 7900 Vote: 4-3  
(Voting Aye: Carey, Elliott, Nakashima, Rosenblatt; voting No: Bierman, Dearman, Starbuck)



4:45 P.M.

10. RS78.7 - Public Hearing on a Tentative Subdivision Map for an 18-Unit Condominium Conversion Subdivision at 439 Greenwich Street.  
APPROVED Resolution No. 7901 Vote: 4-3  
(Voting Aye: Carey, Elliott, Nakashima, Rosenblatt; voting No: Bierman, Dearman, Starbuck)

5:00 P.M.

11. RS78.9 - Joint Public Hearing of City Planning Commission and the Department of Public Works on a Tentative Subdivision Map for a New 84-Unit Condominium Subdivision at 19th Avenue North of Sloat Boulevard. (Commission previously approved the project as a P.U.D.)  
APPROVED Resolution No. 7902 Vote: 7-0

5:15 P.M.

12. RS77.32 - Public Hearing on a Tentative Subdivision Map for an 11-Unit Subdivision at Minerva Street and Summit Street.  
CONTINUED to meeting of March 23, 1978.

13. Consideration of Proposed Recommendations to the Board of Supervisors, on Amendments to the Subdivision Ordinance as It Pertains to Condominium Conversion Subdivisions.  
APPROVED Resolution No. 7903, recommending to the Board of Supervisors that it impose a ninety (90) days moratorium on the acceptance of residential condominium conversion Subdivision applications, during which time a special group of committee representing all interested sectors of the community would be formed to fully study the matter (including the proposed amendments) that staff recommendations be amended to include a mandatory thirty-five percent (35%) tenant approval for all conversions of five (5) or more units and that those recommendations, with the exception of those related to controls on unit sales prices, be considered by the Board of Supervisors as possible amendments to the Subdivision Ordinance as it pertains to Condominium Conversion Subdivisions.  
Vote: 6-0

Adjourned: 6:55 p.m.

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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
MARCH 2, 1978  
ROOM 282, CITY HALL  
1:30 P.M.

MAY 12 1978

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SERIALS UNIT

PRESENT: Commissioners Bierman, Carey, Dearman, Elliott, Nakashima, Rosenblatt, Starbuck.

1:30 P.M.

1. Current Matters
  - A. Director's Report

The Director reported that the Elsie Street Study Group had requested a two and one-half week extension of the study period. The Commission agreed to grant the two and one-half week extension.

The Director indicated that with respect to the Saks Fifth Avenue project EIR, the comments and responses were in typing. He said that Commissioners should receive copies of the comments and responses on March 3, 1978.

President Rosenblatt said that the Commission should have at least two weeks to review the comments and responses before a hearing is scheduled. It was moved and seconded that a hearing on the Saks EIR be scheduled for March 16, 1978, and that a discretionary review hearing on Saks be scheduled for March 30, 1978. The motion passed unanimously. Vote: 6-0.

With respect to the Eagle Cafe, Assistant Director Steele indicated that a letter had been received from the City Attorney's Office. He said that it was the City Attorney's opinion that the action of the Landmarks Preservation Advisory Board designating the Eagle Cafe was invalid.

- 1C Resolution Authorizing the Director to Accept a Federal Grant to Implement the Transit Preferential Street Demonstration Project.  
APPROVED RESOLUTION NO. 7904 VOTE: 6-1  
(Voting Yes: Commissioners Bierman, Carey, Dearman, Elliott, Nakashima, Rosenblatt; voting No: Commissioner Starbuck.)
- 1D Resolution of Intention by City Planning Commission to Amend the City Planning Code so as to Require Conditional Use Authorization for All Bars in C-1 (Neighborhood Shopping) and C-2 (Community Business) Districts, and Certain Amusement Enterprises in C-2 (Community Business) Districts.  
APPROVED RESOLUTION NO. 7905 VOTE: 7-0

2:30 P.M.

2. Informational Presentation by Hastings College of Law, Describing the Current Status of the Proposed Hastings Law Center.  
NO ACTION TAKEN.

3:00 P.M.

3. CU78.7 - 1759 Sutter Street, South Side, 212 Feet East of Buchanan Street; Lot 25 in Assessor's Block 686; in an R-4, Proposed RM-3 District.  
Proposal to Construct a Community Center Building as a Planned Unit Development with a Rear Yard 15 Feet Deep.  
CONTINUED to April 13, 1978.
4. Consideration of Proposed Recommendations to the Board of Supervisors on Amendments to the Subdivision Code as It Pertains Specifically to the Preservation of Low and Moderate Income Housing in Condominium Conversion Subdivisions and the Pricing of Condominium Units for Tenants in Relation to Pre-Conversion Rents.  
CONTINUED to March 9, 1978.

4:00 P.M.

5. ZT78.2 - Public Hearing on Proposed Change in Text of City Planning Code Amending Section 302 and Other Appropriate Sections to Modify Procedures for Zoning Reclassifications and Set-Backs.  
(EE77.406)  
(Continued from the Meeting of February 2, 1978.)  
DISAPPROVED RESOLUTION NO. 7906 VOTE: 6-0
6. Staff Presentation on Final Design Drawing of the Pedestrian Bridge, Park, Garage and Maintenance Building of the North Point Pier Project (Simmons' Project).  
NO ACTION TAKEN.

Adjourned: 6:00 p.m.

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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
MARCH 9, 1978  
ROOM 282, CITY HALL  
1:30 P.M.

JUN 2 1978

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ROLL CALL: Commissioners Bierman, Carey, Dearman, Elliott, Nakashima, Rosenblatt, Starbuck.

Approval of Minutes

Minutes of the Meeting of October 13, 1977, APPROVED as SUBMITTED

1. Current Matters

Commissioners' Questions and Matters

President Rosenblatt said that the Streets and Transportation Committee of the Board of Supervisors was meeting, and that it was important to get to the Committee the Commission resolution of policy with respect to the San Francisco Beltline Railroad.

The resolution was an expression of City Planning Commission policy that the San Francisco Beltline Railroad tracts should be replaced upon completion of the Waste Water Management Project. It was moved by Commissioner Dearman, seconded by Commissioner Bierman and carried unanimously.

APPROVED

RESOLUTION NO. 7907

VOTE: 7-0

At this time, President Rosenblatt introduced a resolution by which the City Planning Commission invited the Presidio of San Francisco to make a public presentation of its Master Plan. It was moved by Commissioner Dearman, seconded by Commissioner Starbuck and carried unanimously.

APPROVED

RESOLUTION NO. 7908

VOTE: 7-0

Director's Report

Charles Gill, City Planning Co-ordinator, reported that Mr. Warren Simmons was proposing to lease 15,000 sq. feet of Pier 35. He said that this action would require a separate conditional use authorization.

Commissioners' Questions and Matters (Continued)

President Rosenblatt introduced a resolution which authorized the Director to submit a request for a supplemental budget appropriation for a portable transcription-public address system. It was moved by Commissioner Dearman, seconded by Commissioner Bierman and carried unanimously.

APPROVED

RESOLUTION NO. 7910

VOTE: 7-0

Commissioner Starbuck requested that the zoning staff brief the Commission with respect to conditional use for the Executive Park (Yerby) Project.

Also, Commissioner Starbuck asked if the housing staff would prepare a polite resolution urging Hastings College of the Law to consider the provision of combined student housing and housing for the elderly at the site of Empire Hotel.

Commissioner Starbuck suggested that it would be a good idea if someone from the staff could inquire into the State's actions in the context of a State Office building in the Civic Center Area.

Commissioner Starbuck asked also if the transportation staff would acquire a copy of the Palo Alto Ordinance related to the provision of bicycle parking space in public and private buildings. He asked that staff relate the ordinance to proposed developments before the Commission for consideration.

2:00 P.M.

2. Consideration of Proposed Recommendation to the Board of Supervisors on Amendments to the Subdivision Code as It Pertains specifically to the Preservation of Low and Moderate Income Housing in Condominium Conversion Subdivisions and the Pricing of Condominium Units for Tenants in Relation to Pre-Conversion Rents.

(Continued from the Regular Meeting of March 2, 1978.)

APPROVED

RESOLUTION NO. 7911

VOTE: 5-2

(Voting Yes: Commissioners Bierman, Carey, Dearman, Nakashima, Starbuck; voting No: Commissioners Elliott and Rosenblatt.)

2:20 P.M.

3. RS78.10 - Joint Public Hearing of the City Planning Commission and the Department of Public Works on a Tentative Subdivision Map for a 76-Lot Subdivision at 1850 Ocean Avenue, North Side, Opposite the Intersection of Jules Avenue.

The City Planning Commission previously approved this project as a Planned Unit Development on September 1, 1977. The Applicant has amended his application to include 77 lots.

APPROVED

RESOLUTION NO. 7912

VOTE: 7-0

2:30 P.M.

4. RS78.11 - Public Hearing on a Tentative Subdivision Map for a New 5-Unit Condominium Subdivision at Midway Terrace, West Side, 68.75 Feet North of Francisco Street, Lot 38 in Assessor's Block 39.

APPROVED

RESOLUTION NO. 7913

VOTE: 7-0



3:00 P.M.

5. DR77.83 - Consideration of Request for Discretionary Review of Proposal to Expand for Operation to Second Floor, Building Permit Application No. 7712226, of Pierce Street Annex at 3138 Fillmore Street. (Continued from the Regular Meeting of February 16, 1978.)  
MOTION PASSED for Discretionary Review VOTE: 7-0  
Discretionary Review of Proposal to Expand for Operation to Second Floor, Building Permit Application No. 7712226, of Pierce Street Annex at 3138 Fillmore Street.

MOTION PASSED to continue to March 16, 1978 VOTE: 7-0

3:20 P.M.

6. Consideration of Draft Resolution Authorizing the Director to Submit a Supplemental Budget Request for FY 78-79 for the Department's Office of Environmental Review.

APPROVED RESOLUTION NO. 7914 VOTE: 7-0

Consideration of Draft Resolution Authorizing the Director to Request a Supplemental Budget Appropriation for the final quarter of FY 77-78 for the Department's Office of Environmental Review.

APPROVED RESOLUTION NO. 7915 VOTE: 7-0

Adjourned: 5:30 p.m.



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3/16/78

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
March 16, 1978  
ROOM 282, CITY HALL  
1:15 p.m.

JUN 5 1978

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PRESENT: Commissioners Bierman, Carey, Dearman, Elliott, Nakashima,  
Rosenblatt, Starbuck.

Approval of Minutes  
Minutes of the Meeting of October 6, 1977, APPROVED as SUBMITTED

1. Current Matters

A. Director's Report

With respect to the proposed Deputy Director Position, the Director introduced a resolution which authorized the Director to "submit a request for a Supplemental Appropriation in the amount of \$11,852 to supplement permanent salaries and mandatory fringe benefits for the position."

It was moved by Commissioner Bierman, seconded by Commissioner Nakashima and carried unanimously.

APPROVED RESOLUTION NO. 7917 VOTE: 6-0

1. Resolution that Hastings College of Law Consider the possible Development of Combined Student Housing and Housing for the Elderly at the Empire Hotel Building.  
APPROVED RESOLUTION NO. 7918 VOTE: 6-0

2. Staff Presentation on the Status of the Yerby Project and the conditional use Authorization.  
NO ACTION TAKEN

R. Spencer Steele, Zoning Administrator, made reference to a proposed restaurant-lounge, at 19th Avenue and Lincoln Way, which the Commission had approved by resolution in August of 1976. With respect to this project, he described changes being proposed by the developer. Mr. Steele said that in the way in which he interprets the City Planning Code, the proposed changes are not significant enough to be brought to the Commission for its Consideration.

MARCH 16, 1978

Mr. Steele asked if the Commission agreed. The Commission replied in the affirmative.

2:00 A.M.

2. a. EE77.100 - Consideration of Certification of Environmental Impact Report for the Commerce and Industry Element of the Master Plan. (Continued from the Meeting of February 16, 1978)

CONTINUED TO April 13, 1978

- b. Discussion of Commerce and Industry Element of the Master Plan and Strategy and Program Document.

NO ACTION TAKEN

- c. Consideration of Resolution Supporting Preparation of Regional Industrial Siting Plan by the Association of Bay Area Governments.

APPROVED

RESOLUTION NO. 7919

VOTE: 6-0

It was learned by the Commission that Dr. Albert Shumate intended to resign from the Landmarks Preservation Advisory Board. A resolution having the following resolved clause was introduced.

"NOW THEREFORE BE IT RESOLVED, That the members of the Landmarks Preservation Advisory Board and the City Planning Commission and their staffs do

Firstly, extend their heartfelt thanks to Dr. Albert Shumate for his unmatched contribution to the cause of historic preservation at local, state and national levels, and

Secondly, ask of Dr. Shumate that he continue an informal liaison with the Board and staff to provide counsel in researching and evaluating the importance of structures proposed for landmarks, and

Thirdly and finally, wish Godspeed to Dr. Shumate in his continuing pursuit of the lore of the City and County of San Francisco and the State of California."

It was moved by Commissioner Starbuck, seconded by Commissioner Nakashima and carried unanimously.

APPROVED

RESOLUTION NO. 7920

VOTE: 7-0

2:45 P.M.

3. EE74.286 - Post and Powell Streets, Northeast Corner; Lot 7 in Assessor's Block 295.  
Consideration of Certification of Environmental Impact Report for Saks Fifth Avenue Retail Store; Construction of Multi-Level Store with Five Floors above Grade and One Floor below of Retail and Office Space (Fitzhugh Building Demolition)

MARCH 16, 1978

(Continued from the Meeting of February 23, 1978)

APPROVED RESOLUTION NO. 7921 VOTE: 6-1

(Voting Yes: Commissioners Bierman, Carey, Dearman,  
Elliott, Nakashima; Voting No: Commissioner Starbuck)

4:15 P.M.

4. a. Status Report on Center City Circulation Program.  
NO ACTION TAKEN
- b. Report on Civic Center Transportation Systems Management Program.  
NO ACTION TAKEN
- c. Report on Joint Institutional Transportation Systems Management Program.  
NO ACTION TAKEN
- d. Consideration of Resolution Related to Preferential Parking Space and Rates for Van Pools and Car Pools in Public Garages and Private Garages.  
APPROVED RESOLUTION NO. 7922 VOTE: 7-0

4:45 P.M.

5. a. Informational Presentation on the Potrero Hill Neighborhood Improvement Plan.  
NO ACTION TAKEN
- b. DR77.83 - Discretionary Review of Proposal to Expand for Operation to Second Floor, Building Permit Application No. 7712226, of Pierce Street Annex at 3138 Fillmore Street.  
(Continued from the Meeting of March 9, 1978)  
PASSED MOTION of INTENT to DISAPPROVE  
(Voting Yes: Commissioners Bierman, Carey, Dearman, Nakashima, Rosenblatt, Starbuck; Voting No: Commissioner Elliott)

CONTINUED to March 25, 1978

Adjourned: 5:45 P.M.





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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
MARCH 23, 1978  
ROOM 282, CITY HALL  
12:00 NOON

MAR 29 1978

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PRESENT: Commissioners Bierman, Carey, Dearman, Elliott, Nakashima, Rosenblatt  
Starbuck.

Approval of Minutes

Minutes of the Meetings of November 10 and November 17, 1977, APPROVED  
as SUBMITTED. Vote: 6-0

12:00 P.M. - Field Trip

1. Members of the Commission and staff departed from 200 Larkin Street at 12:00 noon to take a field trip to visit sites of April Zoning cases.

1:30 P.M.

2. Current Matters
  - A. Director's Report

With respect to the recent Office of Environment Review request for a Supplemental Budget for additional staff, the Director reported that the Mayor's Office had suggested the possible use of Title II funds for this purpose. Also he reported that he had met with representatives of the Department of Public Works to consider possible designs for ramps to the Department's office. Since one scheme would involve major changes, he suggested that Commission members might wish to review plans.

The Director made reference to the Planning, Housing and Development Committee of the Board of Supervisors and its consideration of the proposed "Kopp Amendments".

Commissioner Starbuck said that the Planning, Housing and Development Committee had voted a "due passed" on Amendments to Section 302(e) of the City Planning Code. The amendments, Commissioner Starbuck said, represent major changes with respect to Reclassification and Set-Back proceedings.

The Director reported that he had met with the architects for the proposed Federal Reserve Bank Building and that a presentation to the Commission would be scheduled for mid-April, possibly the 20th of April.

The Director said that possibly Ralph K. Davies Medical Center would appear on the Board of Supervisors's calendar for Monday, March 27, 1978.

B. Commissioners' Questions and Matters

Commissioner Nakashima asked that the staff provide to the Commission a map and/or inventory of all community meeting space in San Francisco. Commissioner Starbuck noted that the Board of Supervisors had reversed Planning Commission's decision and approved condominium conversions at 1097 and 1101 Green Street.

President Rosenblatt asked about a Board of Supervisors's resolution related to the Belt-Line railroad tracks along Marina Boulevard. The Board had passed a resolution allowing removal of the tracks with no provision for thier eventual return. Commissioner Starbuck said that both Wastewater Management and the Golden Gate National Recreation Area should receive copies of the Commission's resolution related to the tracks.

Commissioner Starbuck said that when the Green Street condominium conversions were heard by the Board, there was substantially more opposition. He said that there were great problems and inconsistencies related to the tenant survey at 1101 Green Street.

Commissioner Dearman asked if the Commission could be overruled by the Board of Supervisors in an instance where there was no 35 percent approval.

Commissioner Starbuck asked staff to continue to notify the Commission about proposals for branch banks and fast food outlets where guidelines apply. McDonalds' is pursuing a site aggressively, he said. Commissioner Starbuck asked that someone make a quick check of the structure at Geary and Masonic, behind the Copper Penny. He wondered if the structure bore any resemblance to the plans which the Commission saw.

2:00 P.M.

3. Public Hearing on San Francisco's Response to the Environmental Management Plan for the San Francisco Bay Region.

The Department's Consultant, John Anderson, summarized his report on the Plan. The Commission took public testimony from:

1. Jean Cordum - Association of Bay Area Governments
2. Lloyd Pfleuger - President, the Downtown Association
3. Emery Curtis
4. Mike McGill - San Francisco Planning and Urban Renewal Association
5. B. F. Miller - Association of Bay Area Governments
6. Tom Merrill - The Bay Area Council

A resolution containing the following resolved clause was introduced:

"BE IT FURTHER RESOLVED, That the City Planning Commission urges the Mayor, the Board of Supervisors, and all the City and County Representatives to ABAG to seek adoption of the Plan as submitted to the ABAG Executive Board, without further modifications, amendments or changes that would render the Plan less effective than it now stands in meeting the federal standards for air and water quality, in the time and in the manner prescribed by law."

APPROVED

Resolution No. 7923

Vote: 7-0

3:00 P.M.

4. RS77.35 - Public Hearing on Tentative Map for 5-Lot Subdivision at Byron Court and Lowell Street, Portion of Assessor's Block 6489.  
APPROVED Resolution No. 7924 Vote: 4-0

3:15 P.M.

5. RS78.8 - Joint Public Hearing with Department of Public Works on Tentative Map for 29-Lot Subdivision on Wayland Street at Cambridge and Yale Streets, Assessor's Block 6035 and Portion of Assessor's Block 6036.  
APPROVED Resolution No. 7925 Vote: 5-0

6. RS77.32 - Public Hearing on Tentative Map for 11-Lot Subdivision at Minerva and Summit Streets, Portion of Assessor's Block 7067. (Continued from the Regular Meeting of February 23, 1978)  
CONTINUED to Regular Meeting of April 13, 1978 Vote: 6-0

3:45 P.M.

7. DR77.83 - Discretionary Review of Proposal to Expand for Operation to Second Floor, Building Permit Application No. 7712226, of Pierce Street Annex at 3138 Fillmore Street. (Continued from the Meeting of March 16, 1978)  
APPROVED Resolution No. 7926 Vote: 7-0

## Director's Report (Continued)

Bob Passmore, Planner V-Zoning, confirmed the fact that the Planning, Housing and Development Committee of the Board of Supervisors had voted a "due passed" on the proposed "Kopp Amendments" to Section 302(e) of the City Planning Code. After some discussion by Commissioners, it was agreed that there were problem areas with respect to the proposed amendments. These included: 1. the Committee structure and the pre-screening process 2. The restrictions on who could testify 3. The time frame for the review process is much too short 4. The proposed fee schedule is excessive 5. That there should be provision for a process of "interim controls".

The Commission directed Mr. Passmore to prepare a letter to be delivered to the Board. The letter would outline the many problems inherent in the proposed amendments and suggest routes to possible solutions. The letter would also suggest that the proposed amendments be sent back to Committee for further amendment. This would then necessitate further public hearing and review by the City Planning Commission.

Adjourned: 4:25 p.m.





SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
MARCH 30, 1978  
ROOM 282, CITY HALL  
1:00 P.M.

APR 28 1978

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PRESENT: Commissioners Bierman, Dearman, Mignola, Nakashima, Rosenblatt, Starbuck.

Approval of Minutes

Minutes of the Regular Meeting of October 27, 1977, APPROVED as SUBMITTED.

1:00 P.M. - Field Trip

1. Members of the Commission and Staff departed from 100 Larkin Street at 1:00 p.m. to take a field trip to visit future potential sites.

2:30 P.M.

2. Current Matters

A. Director's Report

The Director asked for and received a motion from the Commission, authorizing the submission of a supplemental budget to reflect an internal adjustment of 7% for the Deputy Director's position, if approved.

The Director made reference to the upcoming ASPO Conference. He said that he intended to use the occasion to recruit for the Deputy Director position. He asked if there was any Commission interest in attending the conference. There seemed to be none.

The Director said that the Civil Service Commission would consider the Deputy Director position on April 17, 1978. Also, he said that the Board of Supervisors had continued its consideration of Ralph K. Davies Medical Center to April 3, 1978.

The Director reminded the Commission that the Department's proposed budget would be considered by the Finance Committee of the Board of Supervisors on April 14, 1978.

The Director announced that he had been asked to calendar a public hearing on the Playland-at-the-Beach proposal. The meeting, he said, would be used to define City policy with respect to the area.

Mr. Robert Passmore, Planner V-Zoning, gave a status report on the proposed development of the Jewish Welfare Center. He recalled that the Planning Commission had sustained the Department with respect to its action on the Environmental Evaluation. The Commission, though, also agreed that before the variance application and building permit application could be approved, the Department would have to submit to the Commission

further information on: 1. Traffic generation and parking in the area 2. The visual appearance and architectural quality of the proposed development 3. The means by which existing structures would be preserved and 4. The means by which occupants of existing structure would be relocated. With respect to these matters, Mr. Passmore said that much had been done.

He said that, in the project as now proposed, there is an increase in the number of units of elderly housing, the amount of commercial floor space has decreased and there is a net decrease in the total number of parking spaces. Attempts to break down the scale of the building have been made and much has been done generally on exterior appearance, he said.

With respect to rear yard requirements, Mr. Ray Wong, the adjacent property owner, had expressed considerable concern, but plans have now been modified to his agreement. Mr. Passmore said that the foundation had retained Mr. Ronald Harris to assist in relocation matters and that Mr. Alan Rothenberg was assisting in the relocation of buildings. Also, he said that Mrs. Platt of the Landmarks Board, and representatives of Heritage had met on relocation with the Redevelopment Agency.

Mr. Passmore said that the Zoning Administrator believes that the variance can and should be granted. Five conditions would be attached to the granting of the variance: 1. Provisions for off-street parking for the commercial uses would have to be consistent with code requirements for off-street parking in commercial districts; commercial spaces could not be occupied by bars, restaurants or places of public assembly 2. The variance as it applies to parking would be effective only as long as the project remained an elderly housing project 3. Plans would be developed showing the provision for off-street parking for the building being moved from Sacramento to California Street. 4. Every reasonable effort would be made to relocate and preserve existing buildings for continued residential use, and 5. Final building plans and working drawings would be subject to the approval of the Department of City Planning.

He said that Mrs. Platt has indicated that Discretionary Review might be appropriate. It was his feeling that the Discretionary Review may not be necessary, though it might be appropriate for building permit applications to be brought to the Commission's attention.

Commissioner Bierman asked about Discretionary Review. Mr. Passmore said that Discretionary Review would take place subsequent to the filing of building permit application.

Commissioner Dearman expressed considerable concern about traffic generation and its impact on the neighborhood.

Mr. Charles Slutzkin said that an excess of parking, in terms of need, was being provided.

MARCH 30, 1978

being provided.

Mr. Passmore said that the parking problem in the neighborhood was intensified by commuters.

The Director said that the Department was in possession of a number of permit applications for bars and restaurants. None seemed to require the attention of the Commission.

3:00 P.M.

3. RS77.30 - Revocable Encroachment Permit for Landscaped Plaza on Willow Street between Gough and Franklin Streets, for Sacred Heart High School.  
(Continued from the Meeting of July 28, 1977.)  
APPROVED RESOLUTION NO. 7927 VOTE: 6-0
4. DR78.41 - Consideration of Request for Discretionary Review of Building Permit Application No. 453498 for Saks Fifth Avenue Retail Store.  
MOTION PASSED VOTE: 5-0
5. DR78.41 - Discretionary Review of Building Permit Application No. 453498 for Saks Fifth Avenue Retail Store.  
First Hearing on Saks Fifth Avenue proposal to Construct a New Six-Floor Retail Department Store on the Northeast Corner of the Intersection of Post and Powell Streets; Assessor's Block 295, Lot 7. The New Building Would Replace the 10-Story Fitzhugh Building.  
MOTION PASSED to continue the Discretionary Review to the Meeting of April 27, 1978. VOTE: 5-0

4:00 P.M.

6. RS78.12 - Public Hearing on Tentative Map for 6-Unit Condominium Conversion Subdivision at 1561 Clay Street, Lot 20 in Assessor's Block 218.  
(To be continued to the Meeting of April 13, 1978.)  
MOTION PASSED to continue it to the Meeting of April 13, 1978. VOTE: 5-0

4:10 P.M.

7. RS78.13 - Public Hearing on Tentative Map for 12-Unit Condominium Conversion Subdivision at 3065 Clay Street, Lot 23 in Assessor's Block 1005.  
(To be continued to the Meeting of April 27, 1978.)  
MOTION PASSED to continue it to the Meeting of April 27, 1978. VOTE: 5-0

4:30 P.M.

8. RS78.14 - Public Hearing on Tentative Map for 6-Unit Condominium Conversion Subdivision at 3590 Washington Street, Lot 13 in Assessor's Block 986.  
(To be continued to the Meeting of April 27, 1978.)  
MOTION PASSED to continue it to the Meeting of April 27, 1978.)  
VOTE: 5-0

Current Matters (Continued)

B. Commissioners' Questions and Matters

Consideration of Resolution of Co-operation between City Agencies involved in planning and development activities in the area of Central Waterfront.

President Rosenblatt introduced a draft resolution of co-operation between City Agencies involved in planning and development activities in the area of the Central Waterfront. The agencies involved included the Department of City Planning, the Mayor's Office, the Port of San Francisco and the Redevelopment Agency of San Francisco.

With respect to the Central Waterfront Demonstration Project, Commissioner Starbuck asked who would be the recipient of the \$111,700 Economic Development Administration Grant. President Rosenblatt said that it would be the Mayor's Office.

It was moved to adopt the resolution.

PASSED

RESOLUTION NO. 7928

VOTE: 4-1

(Voting Aye: Commissioners Bierman, Mignola, Nakashima, Rosenblatt; voting No: Commissioner Starbuck.)

Adjourned: 6:10 p.m.



SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
APRIL 6, 1978  
ROOM 282, CITY HALL  
1:30 P.M.

APR 17 1978

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PRESENT: Commissioners Bierman, Carey, Dearman, Elliott, Nakashima,  
Rosenblatt, Starbuck.

Approval of Minutes

Minutes of the Regular Meeting of December 8, 1977, APPROVED as SUBMITTED.  
Vote: 6-0

1:30 P.M.

1. Current Matters
  - A. Director's Report

The Director observed that Commissioners and designated staff must file an annual statement of financial interest by April 28, 1978.

The Director reported that the Civil Service Commission would consider the Department's Deputy Director position on April 17, 1978. He urged Commissioners to come to the meeting and support the Department.

The Director reported that he had signed the most recent addendum relating to the North Point Pier Project.

Commissioner Bierman asked if the Commission had any power with respect to the design. She said that she was unclear as to the relationship or relative power of Art Commission and the City Planning Commission. President Rosenblatt stressed that the Art Commission and the Planning Commission have concurrent power.

Commission Dearman said that the Commission's creditability had suffered with respect to the Simmons' project. She said that she preferred to have the two Commissions working in concert and harmony.

Commissioner Bierman expressed a wish that the Commission defend itself strongly when it has opinions related to a project.

Charles Gill, Planning Coordinator, expressed a belief that staff had not deferred to the Art Commission when it felt that something was important.

President Rosenblatt said that, at the invitation of Warren Simmons, he and Commissioner Bierman had attended a Bay Conservation and Development Commission meeting at which the Simmons' park design was considered.

The Director reported that, possibly as a result of the proposed moratorium, there are sixteen (16) pending condominium conversion applications on file. These applications represent one hundred and sixty five (165) units.



Ten (10) of these applications are very recent.

The Director said that at a meeting of the Legislative Committee of the Board of Supervisors, the Department had testified against a proposed reorganization of departments to the extent that there would result a split between transportation planning and general planning.

The Director noted that there would be a special joint meeting with the San Francisco Redevelopment Agency Board on April 11, 1978, at 4:00 P.M.

2:00 P.M.

2. ZM78.1 - Graystone Terrace, West Side, North of Copper Alley, between  
EE77.340 174 and 300 Graystone Terrace through Lots with Frontage also  
on Burnett Avenue (Lot 17 fronts only on Burnett); Lot 1 in  
Assessor's Block 2718A and Lots 16, 17 & 34 in Assessor's  
Block 2719B.  
Proposed to Reclassify Property from an R-3 Low Medium Density  
Multiple Residential District to an R-1-D One-Family Residen-  
tial (Detached Dwellings) District.  
DISAPPROVED RESOLUTION NO. 7929 Vote: 7-0

Proposed Reclassification initiated by the City Planning  
Commission Resolution No. 7877 adopted January 5, 1978, to  
consider R-1 & R-2 as possible classification in addition to  
R-1-D as proposed. This property is proposed to be reclassi-  
fied to an RM-1 district in the Residential Zoning Study.  
APPROVED RESOLUTION NO. 7929 Vote: 7-0

MOTION PASSED to take Discretionary Review of any building  
permit application related to Lot Nos. 1, 16 and 34 of the  
subject property. Vote: 6-0

3. DR78.6(CU)- 369 Bartlett Street, East Side, 143.875 Feet North of 25th  
Street; Lots 14 and 29 in Assessor's Block 6515; in an R-3  
Low-Medium Density Multiple Residential District, Proposed  
to Be Reclassified to an RH-3 Residential House District,  
Three-Family in the Residential Zoning Study.  
Discretionary Review in Lieu of Conditional Use. Requests  
Authorization to Construct Two Four-Unit Apartment Houses on  
Adjacent Parcels each with an Area in Excess of 4,000 Square  
Feet Where Proposed RH-3 Regulations Would Limit Development  
to Three Units on Each Lot unless Conditional Use Authoriza-  
tion Is Granted for Additional Units at a Ratio Not to Exceed  
One Unit for Each 1,000 Square Feet of Lot Area.  
APPROVED RESOLUTION NO. 7930 Vote: 6-0

3:00 P.M.

4. CU78.8 - 1238-40 Ninth Avenue, East Side, 225 Feet South of Lincoln Way;  
EE78.63 Lot 29 in Assessor's Block 1742; in a C-2 Community Business  
District.  
Request for Conditional Use in order to Install an Animal  
Clinic and Hospital in the Ground Floor of the Existing  
Building.  
DISAPPROVED RESOLUTION NO. 7931 Vote: 7-0

5. CU78.11 - 2669 California Street; South Side, 107.5 Feet East of Scott  
EE78.66 Street; Lot 21 in Assessor's Block 656; in an R-4 High Density  
Multiple Residential District Proposed to Be Reclassified to  
an RM-2 Residential District, Moderate Density in the Residential  
Zoning Study.  
Request for Conditional Use in order to Convert the Existing  
Building to a 5 Unit HOTEL Providing Bed and Breakfast in  
the European Style.  
DISAPPROVED RESOLUTION NO. 7932 Vote: 7-0
6. CU78.12 - 2976 - 23rd Street, North Side, 30.167 Feet East of Harrison  
EE78.67 Street; Lot 16C in Assessor's Block 4148; in an R-3 Low-Medium  
Density Multiple Residential District Proposed to Be Reclassified to an RM-3 Residential, House District, Three-Family, in  
the Residential Zoning Study.  
Request for Conditional Use to Convert the Existing Two-Family  
Dwelling to a HOTEL of the Hostel Type Providing Dormitory  
Accommodations for up to 12 Guests Travelling on Limited  
Budgets.  
CONTINUED to April 27, 1978 Vote: 4-3
- 4:00 P.M.
7. CU78.13 - 198 Farallones Street, Northeast Corner of Capitol Avenue; Lot  
EE78.68 19C in Assessor's Block 7104; in an R-1 One-Family Residential  
District.  
Request for Conditional Use in order to Construct a Parking Lot  
to Serve the Cosmopolitan Baptist Church Directly Across the  
Street at 199 Farallones Street.  
DISAPPROVED RESOLUTION NO. 7933 Vote: 5-2
8. CU78.17 - 301-305 Dolores Street, Southeast Corner of 16th Street; Lots  
EE78.71 32 and 33 in Assessor's Block 3567; in an R-4 High Density  
Multiple Residential District Proposed to be Reclassified to  
a C-2 Community Business District in the Residential Zoning  
Study.  
Request for Conditional Use in order to Construct a Parking Lot  
to Serve Mission Dolores Church at the Southwest Corner of the  
Same Intersection.  
DISAPPROVED RESOLUTION NO. 7934 Vote: 6-1
9. ZT78.1 - Public Hearing on Proposed Change in Text of City Planning Code  
EE77.407 Amendment Sections 218 and 219 to Require Conditional Use Authorization for Quick Stop Establishments, Branch Banks and Savings  
and Loan Facilities.  
(Continued from the Meeting of January 5, 1978.)  
CONTINUED to May 25, 1978 Vote: 7-0

Mr. Passmore reported that Bell Savings and Loan had moved into the OBIKO Boutique shop adjacent to Kastl's at Sacramento and Presidio Streets.

Adjourned 7:50 p.m.



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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
APRIL 13, 1978  
ROOM 282, CITY HALL  
1:30 P.M.

APR 19 1978

DOCUMENTS DEPT.  
S.F. PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Carey, Dearman, Elliott, Nakashima, Rosenblatt, Starbuck.

Approval of Minutes

Minutes of the Meeting of November 3, 1977, APPROVED as SUBMITTED VOTE:6-0  
1:30 P.M.

1. Current Matters

A. Director's Report

The Director reported that the Finance Committee of the Board of Supervisors had approved Title II monies for additional staff for the Department's Office of Environmental Review. Also, the Committee requested and the Department agreed to reappraise its fees' schedule in Environmental Review. With respect to the fees' schedule, it was agreed that staff would make a presentation to the Commission on April 20, 1978.

The Director noted that the Finance Committee would consider, on April 14, 1978, the positions recommended by the Mayor's Office as part of the Department's Budget for the next fiscal year.

The Director reported that the Public Utilities Commission had decided not to pursue the Playland site as a possible location for a MUNI garage.

The Director reported that he had visited the Yerby Project for a slide show presentation. Some rough, phase I, grading has been done, but financing is still an unsettled matter, he said.

The Director reported that Hanson Aviation is operating without the necessary environmental approval as required by the Commission. The flight pattern of their aircraft contradicts their presentation to the Commission, he said. He said that the Department is moving to take corrective action.

The Director reported that the 'Belt-Line' railway, along the Marina, was to be calendared by the Streets and Transportation Committee of the Board.

B. Commissioners' Questions and Matters

Commissioner Bierman said that she was alarmed by the possibility of using or selling designated open space as a source of revenue. Her reference was to the recent audit of the Public Utilities Commission by Board's Budget Office. She cited the Olympic Club site as an example. In terms of Proposition J, she said that the voters had made themselves clear and were not in a mood to sacrifice open space. She wondered what the Commission could do to reaffirm its commitment to open space.

The Director responded by saying that there would be the need for a zoning change before Olympic Club land could be sold.

Mr. Passmore, Planner V-Zoning, said that it was Water Department land leased to the Olympic Club.

Commissioner Bierman praised the Water Department for its traditional stand on open space. She said she would like the Commission to affirm its commitment to open space. We are not interested in removing open space, she said.

It was suggested by Commissioners Bierman and Starbuck and agreed by the Commission that two resolutions would be calendared for the next Commission meeting. One resolution would be addressed to the Water Department and will affirm the Commission's commitment to open space in the context of the Olympic Club. The second resolution would be addressed to the Finance Committee of the Board and will stress the Commission's commitment to open space and opposition to the diversion of Proposition J funds from open space acquisition.

Commissioner Bierman said that she hoped that the effect of these resolutions would be to slow down any moves against open space.

Marie Zeller, Planner III, reported that the Health and Environment Committee of the Board had voted a 'do pass' on the Environmental Management Plan of ABAG.

2:00 P.M.

2. CU78.7 - 1759 Sutter Strert, South Side, 212 Feet East of Buchanan  
EE77.402 Street; Lot 25 in Assessor's Block 686; in an R-4 High  
Density Multiple Residential District Proposed to Be  
Reclassified to an RM-3 District in the Residential Zoning  
Study.  
Proposal for a Two-Story and Basement COMMUNITY CENTER  
Building as a Planned Unit Development with a 15-Foot Rear  
Yard.  
APPROVED RESOLUTION NO.7935 VOTE: 7-0

3:00 P.M.

3. CU78.18 - Pier 35, San Francisco Waterfront on the Embarcadero  
EE75.368 between Bay and North Point Streets.  
Request for Conditional Use in order to Develop Non-Maritime  
Commercial Use in Northern Waterfront Special Use District  
No. 1.  
NO ACTION taken; application deemed invalid.

3:30 P.M.

4. RS78.12 - Public Hearing on Tentative Map for 6-Unit Condominium  
Conversion Subdivision at 1561 Clay Street; Lot 20 in  
Assessor's Block 218.  
(Continued from the Meeting of March 30, 1978.)  
DISAPPROVED RESOLUTION NO. 7936 VOTE: 7-0



3:50 P.M.

5. EE77.100 - Consideration of Certification of Environmental Impact Report for the Commerce and Industry Element of the Master Plan.  
(Continued from the Meetings of February 16 and March 16, 1978.)

CONTINUED to the Meeting of April 20, 1978. VOTE: 7-0

4:00 P.M.

6. RS77.32 - Public Hearing on a Tentative Subdivision Map for an 11-Lot Subdivision at Minerva and Summit Streets; Portion of Assessor's Block 7067.  
(Continued from the Meetings of February 23 and March 23, 1978.)

APPROVED RESOLUTION NO. 7937. VOTE: 7-0

4:30 P.M.

7. ZT78.3 - Public Hearing to Consider Proposed Comprehensive Amendments  
ZM76.12 to the Text of the City Planning Code and Proposed City-Wide Revisions to the Zoning Map.  
(Continued from the Meetings of February 28 and March 7, 1978.)  
CONTINUED to the Meeting of May 11, 1978 VOTE: 7-0

8. EE76.182 - Public Hearing on Draft-Environmental Impact Report for Proposed Amendments to the Text of the City Planning Code and to the Zoning Map Relating to Residential Districts and Development.  
(Continued from the Meetings of January 19 and March 7, 1978.)  
CONTINUED to the Meeting of May 11, 1978 VOTE: 7-0

#### Commissioners' Questions and Matters (Continued)

President Rosenblatt asked the Department to request of the Landmarks Board that it begin a process to consider the designation, as Landmarks, of three (3) buildings in the downtown area. They include: 1. The Southern Pacific Building at #1 Market Plaza 2. The PG & E Building, and 3. The Pacific National Assurance Building.

President Rosenblatt observed that the development proposal of Alexander Maisin for piers 33 and 35, included uses not permitted in the Master Plan and BCDC law. To avoid any problems, he directed staff to get a copy of the plan and indicate to the developer where it is not in conformity with the Master Plan and BCDC law.

President Rosenblatt said that the Chambers of Commerce had met with the Mayor and others to review a proposal for commercial development from pier 7 to pier 24. The proposal calls for a small boat marina, parking and a large hotel complex above water. He said that the chamber's proposal contradicts plans, done and agreed to by the Waterfront Advisory Committees, in spite

APRIL 13, 1978

of the Chamber's participation in the work of these committees.

Commissioner Starbuck asked the Director if he would communicate with Mrs. Shean of Montgomery Street. The Director agreed.

Commissioner Starbuck said that he had observed on Union Street the possible conversion of residential parking space to commercial use. He made a formal request to initiate a proposal to consider a change in the text of the Planning Code as it relates to parking requirements in Commercial Districts. This issue was to be treated separately from the Residential Zoning Study, he said. The substance of his comment was that possibly the parking requirement should be increased.

President Rosenblatt suggested that possibly the matter could be treated in the context of the Commerce and Industry Study. He said that the District merchants would ask how this matter could be treated outside the context of the Commerce and Industry Study.

It was decided that the staff would bring to the Commission, at its next meeting, a resolution to initiate a text change related to parking requirements in Commercial Districts.

Mr. Richard Dunn, owner of property near Summit and Minerva Streets, arrived at approximately 5:30 p.m. He asked about the disposition of the Minerva and Summit matter on the Commission's calendar and was told that the matter had been approved.

Commissioner Starbuck asked the staff if it wished to prepare a resolution endorsing Solar Day. Also, he asked if the staff had considered further the matter of the rear yard requirement in the context of passive solar energy systems.

Mr. Passmore said that staff had come to the conclusion that it could not be handled in the context of the Residential Zoning Study because many people favor the open space requirement.

Commissioner Starbuck said that there was a bill in the State Assembly and that it could put the Department in the position of being in conflict with State law in terms of permitting passive solar systems. Also, he said that efforts should be made to relate our City Planning Code to or to make it consistent with State law.

It was moved by Commissioner Starbuck that the City Planning Commission requests the inclusion of the Economic analysis report on the Tivoli Garden proposal in Appendix D4 of the Environmental Impact Report for Yerba Buena Center and that this fact be referenced in that section of the Environmental Impact Report wherein is described Alternative "C".

The motion passed unanimously. Commissioner Elliott was allowed to abstain since his relationship to the CAO's Office could represent a possible conflict of interest situation.

Adjourned: 6:10 p.m.

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
APRIL 20, 1978  
ROOM 282, CITY HALL  
1:30 P.M.

APR 28 1978

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PRESENT: Commissioners Bierman, Dearman, Elliott/Mignola, Nakashima, Rosenblatt.

1. Current Matters

A. Director's Report

The Elsie Street Group (ESG) of the Northwest Bernal Block Club (NBBC), represented by Mr. Buck Bagot, Co-Director of the Elsie Street Development Study (ESDS), appeared before the Commission, requesting an extension of time with respect to formal presentation of the Study to the Commission. Mr. Richard Alvarez and Mr. Art Michaels, Subdividers, who proposed residential development in the area, were present.

Those who appeared to discuss the request included:

1. Mr. Buck Bagot of the ESG/NBBC
2. Mr. Richard Alvarez, Subdivider
3. Mr. Art Michaels, Subdivider
4. Mr. Lou Blazej, staff, Department of the City Planning
5. Mr. Brian McCafferty, Attorney, representing ESG
6. Mr. Robert Passmore, staff, Department of City Planning
7. Mr. Rai Okamoto, Director of Planning

After considerable discussion, it was moved to permit the Elsie Street Group to return to the Commission on May 4, 1978. At that time the completed Elsie Street Development Study would be delivered to the Commission. Also, at that time, the ESG would make a preliminary presentation of the Study and the Streets section of the Study would be considered in the context of Master Plan Referral. This would be done in the hope that processing of three (3) of the developer's permits could be expedited. It was moved also that staff of the Department would make every effort to bring the parties together in this interim period. Further, it was moved that there would be a presentation on the complete Study on May 18, 1978.

The motion was seconded and passed unanimously. Vote: 5-0

With respect to the Public Improvements Plan for the Upper Ashbury RAP, it was moved that a proposed amendment to this plan be sent to the Board of Supervisors, for consideration immediately. The motion was seconded and passed unanimously. Vote: 5-0



1. A.
- b. Consideration of the Landmarks Preservation Advisory Board's Request for City Planning Commission Review of Certificate of Appropriateness for Modification to Calvary Presbyterian Church Sanctuary Building.

It was moved to sustain the Director's recommendation that with respect to modification to Calvary Presbyterian Church Sanctuary Building, the Certificate of Appropriateness would not require a Public Hearing. REQUEST DENIED      Vote: 3-2 (Voting yes: Commissioners Nakashima, Mignola, Rosenblatt; voting No: Commissioners Dearman and Bierman.)

The Director asked for a clarification of the Commission's intention with respect to airspace and the North Point Pier Project. It was moved that with respect to the North Point Pier Project and its Conditional Use Authorization, the Commission had intended to regulate the use of airspace and that condition nine of City Planning Commission Resolution No. 7551 prohibits uses such as the Skyrider Balloon System. The motion was seconded and passed unanimously. Vote: 5-0

In the context of the Commission's wish to take Discretionary Review of branch banks, bars and fast-food establishments, Mr. Passmore said that three particular projects would be brought to the Commission for consideration.

Selina Bendix, Director of the Office of the Environmental Review, presented to the Commission proposed changes in the Environmental Review Fee Schedule. It was moved that these proposed changes be approved in concept. The motion was seconded and passed unanimously. Vote: 5-0

2:00 P.M.

2. Consideration of Certification of Environmental Impact Report for the Commerce and Industry Element of the Master Plan.  
(Continued from the Meetings of February 16, March 16 and April 13, 1978.)  
CONTINUED to April 27, 1978. Vote: 5-0
3. Public Hearing to Consider the Proposed Amendment to the Master Plan of the City and County of San Francisco.  
The Proposed Amendment Includes Objectives, Policies, Plans and Other Matters Set Forth in Pages 9 through and Including 45 of the Report Entitled "Commerce and Industry, Objectives and Policies", August 1977.  
PUBLIC HEARING CLOSED; CONTINUED to April 27, 1978. Vote: 5-0
4. Public Hearing to Consider Endorsement of the Commerce and Industry Strategy & Programs Report.  
PUBLIC HEARING CLOSED; CONTINUED to April 27, 1978. Vote: 5-0

3:30 P.M.

5. Public Hearing to Receive Comments, Opinions and Recommendations Concerning the Future Development of the Former Playland Site Generally Bounded on the West by Great Highway, on the North by Sutro Heights Park, on the South by Fulton Street, and on the East by La Playa, Plus the East Side of La Playa between Balboa and Cabrillo Streets; All or Part of Assessor's Blocks 1592, 1595, 1596 and 1692.  
NO ACTION TAKEN.

4:30 P.M.

6. State and Park Recreation Department Presentation on the Candlestick Shoreline Recreation Area.  
NO ACTION TAKEN.

## Current Matters (Continued)

## B. Commissioners' Questions and Matters

- a. Resolution to Water Department Relating to the Olympic Club and Open Space.  
APPROVED RESOLUTION NO. 7938 Vote: 5-0
- b. Resolution to Finance Committee Relating to Proposition J and Open Space.  
APPROVED RESOLUTION No. 7939 Vote: 6-0
- c. Resolution to Initiate a Text Change Relating to Parking Requirements in Commercial Districts.  
NO ACTION TAKEN
- d. Resolution Endorsing Solar Day  
APPROVED RESOLUTION NO. 7940 Vote: 5-0
- e. Consideration of a Resolution Adopting a Policy of Discretionary Review for Any Building Permit Application on That Portion of Union Street between Steiner Street and Van Ness Avenue and on That Portion of Fillmore Street between Union and Lombard Streets.  
APPROVED RESOLUTION NO. 7941 Vote: 5-0

5:00 P.M.

7. Presentation of Fisherman's Wharf Transportation Plans.  
NO ACTION TAKEN
8. Discussion of City Planning Commission's Policy Regarding Construction of a Connection between Interstate Route 280 and the Bay Bridge.  
NO ACTION TAKEN

It was moved that staff prepare a letter to members of the Board of Supervisors who sit on the Golden Gate Bridge Highway and Transportation District Board, reaffirming City Planning Policy with respect to the District's ferries.

It was also moved that staff draft a resolution reaffirming City Planning Commission's policy with respect to the District's ferries and that this resolution be transmitted to the District's Board of Directors. The motion was seconded and passed unanimously. Vote: 5-0

9. Resolution Authorizing Application for, and Acceptance of, Funds from the Metropolitan Transportation Commission by the City Planning Department on Behalf of the Transportation Policy Group to Develop and Undertake the Center City Circulation Program.  
APPROVED Resolution No. 7942 Vote: 4-1 (Voting Aye: Bierman, Elliott, Nakashima, Rosenblatt; voting No: Starbuck.)



10. Resolution Authorizing Application for, and Acceptance of, Funds from the Urban Mass Transportation Administration and the Metropolitan Transportation Commission by the Department of City Planning on Behalf of the Transportation Policy Group to Undertake Implementation of a Joint Institutional Transportation Systems Management Program.

APPROVED

Resolution No. 7943

Vote: 5-0

Adjourned: 7:10 p.m.

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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
APRIL 27, 1978  
ROOM 282, CITY HALL  
11:30 P.M.

MAY 8 1978

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PRESENT: Commissioners Bierman, Carey, Dearman, Elliott, Nakashima,  
Rosenblatt, Starbuck.

11:30 A.M. - Field Trip

1. Members of the Commission and staff departed from 100 Larkin Street at 11:30 a.m. to take a field trip to visit sites of May Zoning cases.

The Meeting adjourned at 12:30 p.m. and reconvened at 1:30 p.m.

1:30 P.M.

2. Current Matters

A. Director's Report

With respect to the Northeastern Waterfront Survey, the Director reported that a consultant team headed by the firm of ROMA (Rockrise Odermatt Mountjoy Associates) had been found to be most qualified. Negotiations regarding the contract and affirmative action are now under way. Commissioner Starbuck expressed a desire to have Assistant Director Williams clarify the issue of jurisdiction in the survey area.

The Director noted that the Port Commission had granted the developer of the North Point Pier Project a two (2) year lease on a portion of Pier 35. Also, he said that the Bay Conservation Development Commission (BCDC) would require of this developer an environmental evaluation of the proposed permanent maintenance building.

The Director indicated that the Planning, Housing and Development Committee of the Board of Supervisors would consider on May 1, 1978, the City Planning Commission recommendation that the holding period of the Residential Zoning Study be extended by six (6) months.

The Director introduced a resolution which urged the Golden Gate Bridge, Highway, and Transportation District to assure that the ferry system be given enough time and support to prove itself as an attractive alternative form of transportation in the Golden Gate Corridor.

APPROVED RESOLUTION NO. 7945 VOTE: 7-0

The Director introduced a resolution which authorized reimbursement of expenses incurred by those who are designated to represent the Department at the forthcoming ASPO Convention.

APPROVED RESOLUTION NO. 7946 VOTE: 7-0

The Director introduced a resolution amending City Planning Commission Resolution No. 7904 to increase the amount of the grant request from \$ 176,701.80 to \$ 213,498.30.

APPROVED

RESOLUTION NO. 7947

VOTE: 6-1

(Voting Yes: Commissioners Bierman, Carey, Dearman, Elliott, Nakashima, Rosenblatt; voting No: Commissioner Starbuck.)

After some discussion, the Commission agreed that it would hear a presentation by the Elsie Street Group, of the Elsie Street Development Study. The presentation would be calendared for Thursday, May 18, 1978, at 5:30 p.m.

The Director presented to the Commission a Memorandum on the Presidio of San Francisco and reminded the Commission that a presentation on the Presidio Master Plan was scheduled for May 18, 1978.

#### B. Commissioners' Questions and Matters

President Rosenblatt suggested that it might be an appropriate time for the Implementation Committee of the Commission to meet and consider strategy for continuing the Residential Zoning Study work. Commissioner Starbuck asked the Director if the Department was prepared, in terms of a prior Commission request, to make a presentation on the question of high-rise construction in the downtown (C-3-0), financial district.

The Director indicated that, at this time, the Department was not prepared to do a substantive report on the C-3-0 district.

The Implementation Committee members agreed to calendar a meeting on the Residential Zoning Study for May 3, 1978.

President Rosenblatt announced that the Executive Council on Foreign Diplomats would visit the City on May 18, 1978. He indicated that the Council wished to meet with as many Commissioners as Possible; and he asked if Commissioners would attempt to make themselves available for possibly one (1) hour on that day. It was agreed that Ed Michael, Planner III, would serve to coordinate the visit with Commissioners' availability.

President Rosenblatt, referring to Commissioners Elliott and Carey, observed that "two good friends and associates will leave the Commission soon." Speaking for the entire Commission, he said "We are sincerely saddened and will miss you."

2:00 P.M.

3. DR78.41 - Discretionary Review of Building Permit Application No. 453498 for Saks Fifth Avenue Retail Store.  
Proposal to Construct a New Six-Floor Retail Department Store on the Northeast Corner of the Intersection of Post and Powell Streets; Assessor's Block 295, Lot 7. The New Building Would Replace the 10-Story Fitzhugh Building.  
(Continued from the Meeting of March 30, 1978.)  
APPROVED RESOLUTION NO. 7948 Vote: 5-2  
(Voting Yes: Commissioners Carey, Dearman, Elliott, Nakashima, Rosenblatt; voting No: Commissioners Bierman, Starbuck.)

2:30 P.M.

4. RS78.13 - Public Hearing on Tentative Map for 12-Unit Condominium Conversion Subdivision at 3065 Clay Street, Lot 23 in Assessor's Block 1005.

(Continued from the Meeting of March 30, 1978.)

APPROVED RESOLUTION NO. 7949 Vote: 4-3  
(Voting Yes: Commissioners Carey, Elliott, Nakashima, Rosenblatt; voting No: Bierman, Dearman, Starbuck.)

#### Commissioners' Questions and Matters (Continued)

Commissioner Starbuck asked Mr. Passmore about proposed Southern Pacific high rise at Mission and Main Streets and about the issuance of a Negative Declaration and the Environmental Impact Report requirement. Mr. Passmore said that there had been a public notice of the Environmental Impact Report requirement, but that the developer had not been notified of the requirement. Mr. Passmore said that the Director had decided that the Environmental Impact Report would be required and that the developer would have the ten (10) day appeal period.

Commissioner Starbuck asked about the possible effect of AB 884. Mr. Passmore said that the City Attorney's Office thinks that AB 884 is very unclear and that possibly no notification is required for forty-five (45) days. Commissioner Starbuck noted that this could become a test case under AB 884. He wondered what might happen if the developer claimed an automatic Negative Declaration.

2:45 P.M.

5. RS78.14 - Public Hearing on Tentative Map for 6-Unit Condominium Conversion Subdivision at 3590 Washington Street, Lot 13 in Assessor's Block 986.

(Continued from the Meeting of March 30, 1978.)

APPROVED RESOLUTION NO. 7950 Vote: 4-3  
(Voting Yes: Carey, Elliott, Nakashima, Rosenblatt; voting No: Bierman, Dearman, Starbuck.)

3:00 P.M.

6. RS78.15 - Public Hearing on Tentative Map for 12-Unit Condominium Conversion Subdivision at 3140 Clay Street, Lot 12 in Assessor's Block 999.

CONTINUED to May 4, 1978 Vote: 6-0

7. R77.3 - Revocable Encroachment Permit for Roof Structure at Seal Rock Inn, Point Lobos and 48th Avenues.

CONTINUED to May 15, 1978 Vote: 6-0

3:15 P.M.

8. RS78.16 - Public Hearing on Tentative Map for 12-Unit Condominium Conversion Subdivision at 1435 Bay Street, Lot 1A in Assessor's Block 471.

DISAPPROVED RESOLUTION No. 7951 Vote: 6-1  
(Voting Yes: Commissioners Bierman, Carey, Dearman, Nakashima, Rosenblatt, Starbuck; voting No: Commissioner Elliott.)



APRIL 27, 1978

3:45 P.M.

9. Consideration of Certification of Environmental Impact Report for the Commerce and Industry Element of the Master Plan.

(Continued from the Meetings of February 16, March 16, April 13 and April 20, 1978.)

CONTINUED to May 11, 1978

Vote: 7-0

10. Public Hearing to Consider the Proposed Amendment to the Master Plan of the City and County of San Francisco.

The Proposed Amendment Includes Objectives, Policies, Plans and Other Matters Set Forth in Pages 9 through and Including 45 of the Report Entitled "Commerce and Industry, Objectives and Policies", August 1977. (Continued from the Meeting of April 20, 1978.)

CONTINUED to May 11, 1978

Vote: 7-0

11. Public Hearing to Consider Endorsement of the Commerce and Industry Strategy & Programs Report.

(Continued from the Meeting of April 20, 1978.)

CONTINUED to May 11, 1978

Vote: 7-0

#### Director's Report (Continued)

Mr. Passmore said that the City Attorney, in a letter to the Director of Public Works, advised that because of timing, the retroactive date of the moratorium on condominium conversion application would be legally questionable. The City Attorney, he said, is preparing an amendment to change the cut-off date.

#### Commissioners' Questions and Matters (Continued)

In requesting an informational hearing related to rear yard requirements and passive solar energy systems, Commissioner Starbuck received the Commission's concurrence. Mr. Passmore agreed that the staff would make a presentation and invite private sector interests to make a presentation on May 18, 1978.

Commissioner Starbuck expressed the belief that staff should take some responsibility for the maintenance structure of the North Point Pier Project. Clearly, he said, it was not approved by this Commission. Attributing responsibility to the Commission is unfair, he said.

President Rosenblatt said that Commissioner Starbuck's statement was not true. Mr. Passmore said that it (the Maintenance Building) had come before the Commission twice. Commissioner Bierman said that it had been shown to the Commission.

Responding to Commissioner Starbuck's question, Mr. Passmore said that the Department would be represented when Board of Permit Appeals considers the Helium Balloon proposal for Pier 39.

With respect to building permit review in the Department, Commissioner Starbuck wondered of what consisted the screening process in terms of architectural heritage and preservation.



Responding to a question of Commissioner Starbuck about the Rusty Scupper Restaurant, Mr. Passmore said that the dimensions were changed with the approval of the City Planning Commission.

4:30 P.M.

12. CU78.12 - 2976-23rd Street, North Side, 30.167 Feet East of Harrison Street; Lot 16C in Assessor's Block 4148; in an R-3 Low-Medium Density Multiple Residential District Proposed to Be Reclassified to an RM-3 Residential, House District, Three-Family, in the Residential Zoning Study. Request for Conditional Use to Convert the Existing Two-Family Dwelling to a HOTEL of the Hostel Type Providing Dormitory Accommodations for up to 12 Guests Travelling on Limited Budgets.  
(Continued from the Meeting of April 6, 1978.)  
CONTINUED to May 4, 1978.  
PASSED MOTION of intent to disapprove                      Vote: 4-3  
(Voting Yes: Commissioners Bierman, Carey, Nakashima, Rosenblatt; voting No: Commissioners Dearman, Elliott, Starbuck.)

Adjourned: 6:15 p.m.



4/78

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
MAY 4, 1978  
ROOM 282, CITY HALL  
1:30 P.M.

MAY 12 1978  
DOCUMENT  
OF RECORD

PRESENT: Commissioners Carey, Dearman, Elliott, Nakashima,  
Rosenblatt, Starbuck.

Approval of Minutes

Minutes of the Regular Meeting of December 1, 1977,  
APPROVED with corrections.

Vote: 5-0

1:30 P.M.

3. Current Matters  
A. Director's Report

The Director reported that the Planning, Housing and Development Committee of the Board of Supervisors would consider an extension of the holding period of the Residential Zoning Study on Monday, May 8, 1978.

With respect to the Presidio Master Plan presentation, the Director indicated that the Commanding Officer had requested that it not take place. The current studies being done by the Department of Defense were given as the reason. The Director said that the plan was being reviewed in the context of A-95 and that the Department feels that the presentation is in order. The Director indicated also that the Commanding Officer intends to withdraw the plan from ABAG.

The Director said that, if the Plan is withdrawn from ABAG, the Department could nevertheless comment. He asked if the Commission had a preference. The Commission agreed that it wanted staff analysis and a presentation.

The Director brought to the attention of the Commission a list of permits, held by the Department for branch banks, Savings & Loans, and Bars-Restaurants. In terms of the operating procedure, he said that unless the Commission wished to consider any of the permits, the Department would process them. With respect to the list, he said that staff would probably ask the Commission to consider Nos. 8 and 10. Commissioner Dearman asked and it was agreed that the Commission would consider No. 5 on the list.

Commissioner Starbuck said that a branch of Eureka Federal Savings was being completed at Columbus Avenue and Stockton Street. He wondered how this one had slipped past the Department. Mr. Passmore said that, in terms of particular permit requirements, not all permits will be referred to the Department. He said that the Department would request a change in procedure.

Mr. Lou Blazej, Planner IV, reported that he had attended a meeting of the Mullen-Holladay Group of Bernal Heights. The Group, he said, will request that it be permitted to prepare a plan for its area, as the Elsie Street Group did. This plan would precede any further development. Mr. Blazej requested also that staff be allowed to notify all lot owners in the Bernal Heights area, that the Commission intends to take Discretionary Review on any proposed development in the area. It was moved and seconded and passed unanimously that staff be allowed to proceed in this respect.

Responding to a request by the Commission, for clarification of what jurisdiction the Commission will have in the Northeastern Waterfront Survey Area, Assistant Director George Williams indicated that the Bay Conservation Development Commission (BCDC) would require a Total Design Plan and that review by all relevant public agencies, including the City Planning Commission, would be required. He said that the Commission would have some formal role in recommending zoning changes. With respect to non-maritime uses, he said that there would be some review authority.

Mr. Passmore said that controls could be built possibly into the Preliminary Redevelopment Plan for the area.

To define jurisdictional relationships, Commissioner Starbuck recommended joint City Planning Commission and the San Francisco Redevelopment Agency meetings.

Mr. Passmore said that a letter related to the Sun Grove Bar on Union Street and a Non-Conforming Use garage on Green Street had been received from the Golden Gate Valley Neighborhood Association. The Sun Grove, he said, would like to establish a valet parking service using the garage. If the Commission agrees that the proposal represents an intensification of use, that it will generate additional traffic in a residential area and that it violates the spirit of the moratorium, then the Commission, Mr. Passmore said, could write a letter to this effect to the Police Department with a copy to the Fire Department.

Commissioner Dearman asked if it had really been decided to do away with all NCU by 1980. Mr. Passmore replied in the negative. It was moved and seconded to direct staff to draft the letter. The motion passed unanimously. Vote: 6-0.

The Director reported that he was now in possession of Department of Public Works sketches of the ramps which would be installed to make the Department's offices accessible to the physically handicapped.

2:00 P.M.

- b. CU78.10 - 2595-38th Avenue, Northwest Corner of Vicente. Proposal to Enlarge a Dwelling Which Contains a Non-Conforming Beauty Shop and Gift Shop. APPROVED Resolution No. 7952 Vote: 5-1 (Voting yes: Commissioners Carey, Dearman, Elliott, Nakashima, Rosenblatt; Voting no: Commissioner Starbuck)
- c. CU78.15 - 1335 Lake Street, South Side between 14th & 15th Avenues. Proposal to Enlarge a Residential Care Home from 6 to 12 persons. This was Approved in 1975 with the Condition that Work Must Start within 3 years. APPROVED Resolution No. 7953 Vote: 6-0

Current Matters (continued)

B. Commissioner's Questions and Matters

President Rosenblatt referred to a letter from Harbor Carriers Inc. to Mr. Warren Simmons. Mr. Passmore said that staff had knowledge of the letter and was exploring the matter.

Commissioner Starbuck referred to a letter from Mr. Victor Honig, dated April 27, 1978 and to the Doggie Diner at 10th and Mission Streets. Through Discretionary Review, Mr. Honig's tenant had been denied use of a driveway on to Mission Street; however a parking lot in the same block was making use of a driveway onto Mission Street. Mr. Honig wondered why.

Responding to Commissioner Starbuck, Mr. Passmore said that probably nothing could be done. The parking lot had not been a Discretionary Review matter.



MAY 4, 1978

In his letter Mr. Honig wanted to know if there was a plan to make Mission Street a transit corridor. The Department thought that the Preferential Streets Project might be the appropriate basis for an analysis of vehicular access to Mission Street in the context of the street as a possible transit corridor.

Commissioner Starbuck asked if the transportation would map access from key properties, on to Mission Street.

Commissioner Starbuck reported that the Implementation Committee of the Commission had met to consider notice and public hearing scheduling with respect to the Residential Zoning Study. The Committee recommends three (3) public hearings in June, he said one hearing would be held in each of the three sections of the city. During these meetings, both text and map changes would be considered. The Committee recommended June 6, 13 and 20. Commissioner Starbuck said that possibly one additional meeting would be on June 8th to consider the revised EIR.

Mr. Passmore said that possibly the changes would be adopted June 27th.

With respect to this schedule, President Rosenblatt asked for and received the Commission's concurrence.

Commissioner Starbuck asked about the Negative Declaration and the EIR requirement related to the proposed Southern Pacific Building. Mr. Passmore said that the applicant had been told of the requirement.

Commissioner Starbuck requested that persons from the Solar power and Transportation staffs could get together with the State Architects Office to confer on the Transbay Terminal.

Commissioner Dearman asked about the status of the Commission's Condominium Conversion recommendations. Mr. Passmore said that they had been sent to the Board of Supervisors.

President Rosenblatt reminded the Commission of the Executive Council on Foreign Diplomats' visit on May 18, 1978. A Luncheon is being arranged for 12:00 or 12:30 P.M., he said.

2:30 P.M.

- d. RS78.15 - Joint Public Hearing with the Department of Public Works on Tentative Map and on Request for Exception from the Subdivision Code Concerning the Removal of Low and Moderate Income Housing Stock for 12-Unit Condominium Conversion Subdivision at 3140 Clay Street, Lot 12 in Assessor's Block 999.  
(Continued from the Meeting of April 27, 1978)  
DISAPPROVED Resolution No. 7954 Vote: 6-0
- e. RS78.18 - Public Hearing on Tentative Map for 6-Unit Condominium Conversion Subdivision at 2520-30 Broadway, Lot 9 in Assessor's Block 561.  
DISAPPROVED Resolution No. 7955 Vote: 3-3  
(Voting Yes: Commissioners Carey, Elliott, Nakashima;  
Voting No: Commissioners Dearman, Rosenblatt, Starbuck)  
(According to City Planning Commission rules and regulations (Section 7), a tie vote on any matter before the Commission shall be deemed to be a disapproval thereof.)

3:00 P.M.

- f. Preliminary Presentation by Elsie Street Group of the Completed Elsie Street Development Study.  
CONTINUED to May 19, 1978. Vote: 6-0
- g. R77.39 - Narrowing of Sidewalk and Widening of Roadway of Elsie Street Easterly of Esmeralda Avenue  
CONTINUED to May 18, 1978. Vote: 6-0

4:00 P.M.

- h. DR78.44 - Consideration of Request for Discretionary Review of Building Permit Application No. 7711072 for 1059 Union Street, Assessor's Block 121. Lots 27 and 28 (6 Units on Macondray Lane and 6 Units on Union St.).  
PASSED MOTION for Discretionary Review Vote: 6-0
- i. DR78.44 - Discretionary Review of Building Permit Application No. 7711072 for 1059 Union Street; Assessor's Block 121, Lots 27 and 28 (6 Units on Macondray Lane and 6 Units on Union Street).  
PASSED MOTION of intent to Disapprove Vote: 6-0  
CONTINUED to May 11, 1978.

4:30 P.M.

j. CU78.12 - 2976-23rd Street, North Side, 30.167 Feet East of Harrison Street; Lot 16C in Assessor's Block 4148; in an R-3 Lot-Medium Density Multiple Residential District Proposed to be Reclassified to an RM-3 Residential, House District, Three-Family, in the Residential Zoning Study.  
Request for Conditional Use to Convert the Existing Two-Family Dwelling to a HOTEL of the Hostel Type Providing Dormitory Accommodations for up to 12 Guests Travelling on Limited Budgets.  
(Continued from the Meetings of April 6 and 27, 1978)  
DISAPPROVED Resolution No. 7956 Vote: 3-3  
(Voting Yes: Commissioners Carey, Nakashima, Rosenblatt; Voting No: Commissioners Dearman, Elliott, Starbuck)  
(According to City Planning Commission rules and regulations (Section7), a tie vote on any matter before the Commission shall be deemed to be a disapproval thereof).

Adjournment

6:20 P.M.

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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
MAY 11, 1978  
ROOM 282, CITY HALL  
1:00 P.M.

MAY 17 1978

PRESENT: Commissioners Carey, Dearman, Miller, Nakashima, Starbuck.

ABSENT: Commissioners Rosenblatt and Bierman.

Approval of Minutes

Minutes of the Regular Meeting of December 15, 1977, APPROVED as SUBMITTED.

1. Current Matters

A. Director's Report

The Director reported that the Board of Supervisors on Monday, May 8, 1978, had voted to extend the "holding period" of the Residential Zoning Study by four (4) months.

The Director reported that he had sent a letter to the State Architect's Office. The letter related to solar energy systems and the Transbay Terminal. Commissioner Starbuck said that the Department should be aware that the project architect is proceeding.

The Director made reference to a list of permits for bars, branch banks, savings and loans in C-1 and C-2 districts. Commissioner Starbuck expressed concern about a proposed all-night cabaret at 2275 Market Street. He said that Discretionary Review might be appropriate.

B. Commissioners' Questions and Matters

Commissioner Starbuck said that the proposed Embarcadero Center No. 4 project is on the Redevelopment Agency calendar for May 17, 1978.

With respect to Yerba Buena Center, Commissioner Starbuck asked if staff could respond to three (3) questions:

1. Has Dr. Bendix determined, in fact, that there is no separate EIR requirement for the proposed Apparel Mart;
2. Will there be Master Plan review for each element of the proposed project; and
3. Will there be, in fact, no EIR for each major element of the proposed project.

Commissioner Starbuck expressed concern for a need for clarity in matters where there is joint City Planning Commission - Redevelopment Agency jurisdiction.



Commissioner Carey announced that this was to be his last meeting as a City Planning Commissioner. He thanked everyone for what had been an enjoyable and memorable experience.

1:30 P.M.

2. RS78.19 - Public Hearing on Tentative Map for 16-Unit Condominium Conversion Subdivision at 1925 Leavenworth Street, Lot 3 in Assessor's Block 122.  
APPROVED RESOLUTION NO. 7957 VOTE: 3-1  
(Voting Yes: Commissioners Carey, Nakashima, Starbuck; voting No: Commissioner Dearman.)
3. RS78.20 - Public Hearing on Tentative Map for 15-Unit Condominium Conversion Subdivision at 2130 Leavenworth Street, Lot 22 in Assessor's Block 93.  
DISAPPROVED RESOLUTION NO. 7958 VOTE: 2-2  
(Voting Yes: Commissioners Carey and Nakashima; voting No: Commissioners Dearman and Starbuck.)  
(According to City Planning Commission rules and regulations (Section 7), a tie vote on any matter before the Commission shall be deemed to be a disapproval.)
4. RS78.21 - Public Hearing on Tentative Map for 6-Unit Condominium Conversion Subdivision at One Florence Street, Lot 8 in Assessor's Block 150.  
DISAPPROVED RESOLUTION NO. 7959 VOTE: 2-2  
(Voting Yes: Commissioners Carey and Nakashima; voting No: Commissioners Dearman and Starbuck.)  
(According to City Planning Commission rules and regulations (Section 7), a tie vote on any matter before the Commission shall be deemed to be a disapproval.)

2:00 P.M.-

6. RS78.28 - Public Hearing on Tentative Map for 6-Unit Condominium Conversion Subdivision at 765 14th Avenue, Lot 10A in Assessor's Block 1657.  
DISAPPROVED RESOLUTION NO. 7960 VOTE: 2-3  
(Voting Yes: Commissioners Miller, Nakashima; voting No: Commissioners Carey, Dearman, Starbuck.)
5. RS78.27 - Public Hearing on Tentative Map for 8-Unit Condominium Conversion Subdivision at 560 Presidio Avenue, Lot 19 in Assessor's Block 1031.

Vice-President Dearman requested that the Commission permit her to abstain from any action with respect to this matter. Commissioner Starbuck moved that Vice-President Dearman be allowed to abstain. The motion was seconded by Commissioner Carey and passed unanimously. VOTE: 4-0

APPROVED RESOLUTION NO. 7961 VOTE: 3-1  
(Voting yes: Commissioners Carey, Miller, Nakashima; voting No: Commissioner Starbuck.)



MAY 11, 1978

With respect to 2130 Leavenworth Street (case RS78.20), Ms. Pat Kelly, representing the subdivider, asked if the Commission would reconsider its action. The Commission had voted disapproval of this matter by a tie vote. She expressed the belief that her proposal did conform to the Master Plan and that it would be approved by the Board of Supervisors. Because Commissioner Miller had not been present during the initial deliberations on this matter, it was moved by Commissioner Starbuck that Commissioner Miller be permitted to abstain from any consideration of rehearing this matter. The motion was seconded by Commissioner Carey and passed unanimously. Vote: 4-0

With respect to this matter (RS78.20), Commissioner Carey moved that the Commission not consider it. He said that it had been Commission's policy not to reconsider a matter once a decision had been made. Reconsideration, in the context of another Commissioner now being present, by no means implies that the final outcome would be different, he said. The motion was seconded by Commissioner Nakashima and passed unanimously. Vote: 4-0

With respect to Condominium Conversion Subdivision, Commissioner Scarbuck asked the staff if it would provide the Commission with information on Assessor's office practices with respect to converted buildings. Specifically, he asked if the Assessor would look at the last sale price or the total price after all units are sold. Alec Bash, City Planning Co-ordinator, agreed to provide this information to the Commission.

2:30 P.M.

7. ZT78.3 - Public Hearing to Consider Proposed Comprehensive Amendments to Text of City Planning Code and to the Zoning Map Relating to Residential Districts and Development. These Amendments Would Revise, in Their Entirety, the Written Planning Code Regulations Governing Residential Development and Use in San Francisco and the Designation of Residential Districts on the Zoning Map.  
CONTINUED to May 18, 1978. Vote: 5-0
8. EE76.182 - Public Hearing on Draft Environmental Impact Report for Proposed Amendments to the Text of the City Planning Code and to the Zoning Map Relating to Residential Districts and Development.  
CONTINUED to May 18, 1978. Vote: 5-0
9. Consideration of Certification of Environmental Impact Report for the Commerce and Industry Element of the Master Plan.  
CONTINUED to May 18, 1978. Vote: 5-0
10. Public Hearing to Consider the Proposed Amendment to the Master Plan of the City and County of San Francisco.  
The Proposed Amendment Includes Objectives, Policies, Plans and Other Matters Set Forth in Pages 9 through and Including 45 of the Report Entitled "Commerce and Industry, Objectives and Policies", August 1977.  
CONTINUED to May 18, 1978.

11. Public Hearing to Consider Endorsement of the Commerce and Industry Strategy and Programs Report.  
CONTINUED to May 18, 1978.
12. DR78.44 - Discretionary Review of Building Permit Application No. 7711072 for 1059 Union Street, Assessor's Block 121, Lots 27 and 28 (6 Units on Macondray Lane and 6 Units on Union Street).  
DISAPPROVED                      RESOLUTION NO. 7962                      VOTE: 5-0

Adjourned: 3:30 p.m.

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
MAY 18, 1978  
ROOM 282, CITY HALL  
2:00 P.M.

JUN 2 1978

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ROLL CALL: Commissioners Bierman, Dearman, Matoff, Miller, Nakashima,  
Rosenblatt, Starbuck.

2:00 P.M.

1. Current Matters

A. Director's Report

Resolution Authorizing the Director to Enter into a Memorandum of Understanding between the Department, SPUR and Marilyn Brown, an independent Contractor, with respect to a study of Condominium Conversions.

APPROVED

RESOLUTION NO. 7963

VOTE: 7-0

The Director announced that the Streets and Transportation Committee and the Planning, Housing and Development Committee of the Board of Supervisors will consider the proposed condominium conversion moratorium on May 19, 1978.

The Director announced that with respect to the proposed Embarcadero Center No. 4, the San Francisco Redevelopment Agency will consider an amendment to the plan on May 23, 1978.

The Director noted that a public hearing had been tentatively scheduled on a proposed amendment to Section 221 of the City Planning Code for June 22, 1978.

With respect to the North Point Pier Project, the Director announced that a revocable encroachment permit would be referred to the Department, as a Master Plan referral from the Department of Public Works.

After some discussion, it was moved by Commissioner Starbuck, seconded by Commissioner Matoff, that the revocable encroachment permit, as a Master Plan referral, be brought to the Commission for its consideration.

MOTION PASSED

VOTE: 4-3 (Voting Yes: Commissioners Bierman  
Matoff, Miller, Starbuck; voting No:  
Commissioners Dearman, Nakashima, Rosenblatt.)

Mr. Lu Blazej, Planner IV, referred to a request of the Mullen-Holladay Group of the Northwest Bernal Block Club. The Group requests that the Commission endorse a study, somewhat parallel to the Elsie Street Study, of the Mullen-Holladay Area.

MAY 18, 1978

It was moved by Commissioner Dearman, seconded by Commissioner Bierman, that the Commission calendar and consider this request on June 1, 1978. The matter was carried unanimously.

B. Commissioners' Questions and Matters

President Rosenblatt commended Mr. Ed Michael, Planner III, Mr. Bill Oman, Planner II, the Director and Commissioners for their efforts in hosting the Executive Council on Foreign Diplomats.

Commissioner Starbuck referred to a memo dated May 15, 1978, from Selina Bendix, Environmental Review Officer. The memo detailed possible environmental evaluation options with respect to the proposed Yerba Buena Center Project.

After a presentation by Mr. Richard Gryziec, in which he expressed a strong belief that "the proposed YBC Apparel Mart needs to have its own supplemental environmental impact report", and some discussion, it was moved by Commissioner Dearman, seconded by Commissioner Bierman and carried unanimously that the Department bring to the Commission for its consideration any administrative decision related to an environmental evaluation of the proposed YBC Apparel Mart.

MOTION PASSED

VOTE: 7-0

2:30 P.M.

2. Public Presentation by Staff of the Golden Gate National Recreation Area of the San Francisco Planning Units in the Golden Gate National Recreation Area.

President Rosenblatt asked the staff to bring to the Commission, as a separately calendared item for its consideration, those plans of the Golden Gate National Recreation Area, that relate to Fort Mason.

3. Presentation of the Presidio Master Plan

After some discussion and a presentation by Mr. Larry Landon of the Master Planning Office of the Presidio, President Rosenblatt directed staff to draft a letter to the Commanding Officer of the Presidio, indicating the Commission's understanding of what Mr. Landon reported.

President Rosenblatt asked that staff communicate to the Mayor's office, the Commission's and the Department's interest in participating in the work of a Committee being formed to study the disposition of the Presidio.

3:30 P.M.

4. ZT78.3 - Public Hearing for Presentation of the Proposed Comprehensive  
ZM76.12 Amendments to Text of the City Planning Code and to the Zoning Map Relating to Residential Districts and Development. These Amendments Would Revise, in Their Entirety, the Written Planning Code Regulations Governing Residential Development and Use in San Francisco and the Designation of Residential Districts on the Zoning Map.

CONTINUED to June 7, 1978.

Vote: 7-0

Mr. Passmore, Planner V-Zoning, introduced a draft resolution which exempted Redevelopment Areas from the interim controls instituted by the initiation of the Residential Zoning Study.

It was moved by Commissioner Bierman, seconded by Commissioner Nakashima and carried unanimously to approve the draft resolution.

APPROVED

RESOLUTION NO.7964

VOTE: 7-0

5. EE76.182 - Public Hearing on Draft Environmental Impact Report for Proposed Amendments to the Text of the City Planning Code and to the Zoning Map Relating to Residential Districts and Development. The Department will present a completely revised draft report incorporating responses to public comments received in January, February and March. (Continued from May 11, 1978.)  
CONTINUED to June 22, 1978. Vote: 7-0

4:30 P.M.

6. R78.8 - Public Meeting, for Review as to Conformity with the Master Plan, on the Lease, Construction and Acquisition of the Yerba Buena Center Convention and Exhibit Center. MOTION PASSED to authorize the Director to report that the lease, construction and acquisition of Yerba Buena Convention and Exhibit Center is consistent with the Master Plan. Vote: 4-1
7. Consideration of Certification of Environmental Impact Report for the Commerce and Industry Element of the Master Plan. (Continued from the Meetings of February 16, March 16, April 13, 20 and 27, and May 11, 1978.)  
CONTINUED to June 15, 1978. Vote: 6-0
8. Public Hearing to Consider the Proposed Amendment to the Master Plan of the City and County of San Francisco. The Proposed Amendment Includes Objectives, Policies, Plans and Other Matters Set Forth in Pages 9 through and Including 45 of the Report Entitled "Commerce and Industry, Objectives and Policies", August 1977. (Continued from the Meetings of April 20 and 27, and May 11, 1978.)  
CONTINUED to June 15, 1978. Vote: 6-0
9. Public Hearing to Consider Endorsement of the Commerce and Industry Strategy and Programs Report. (Continued from the Meetings of April 20 and 27, and May 11, 1978.)  
CONTINUED to June 15, 1978. Vote: 6-0

5:30 P.M.

10. Public Presentation by the Elsie Group of the Completed Elsie Street Development Study. (Continued from May 4, 1978.)  
CONTINUED to July 6, 1978 Vote: 6-0



11. R77.39 - Narrowing of Sidewalk and Widening of Roadway of Elsie Street Easterly of Esmeralda Avenue.  
(Continued from May 4, 1978.)

MOTION PASSED to authorize the Director to report that the "Proposed narrowing of sidewalk and the partial widening of the roadway of Elsie Street easterly of Esmeralda Avenue is not consistent with the Master Plan." Vote: 5-0

Adjourned: 8:00 P.M.

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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
MAY 25, 1978  
ROOM 282, CITY HALL  
1:00 P.M.

JUN 2 1978

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PRESENT: Commissioners Bierman, Dearman, Miller, Nakashima, Rosenblatt, Matoff.

ABSENT: Commissioner Starbuck

1:00 P.M.

1. Current Matters

A. Director's Report

The Director reported that there was an alteration permit application for a cafe at 3613 Sacramento Street. He said that the Department would recommend Discretionary Review. President Rosenblatt requested that consideration of request and Discretionary Review of alteration permit application No. 7804012 be calendared for a future Commission meeting.

The Director introduced a resolution authorizing the Director to enter into a work-study contract with the University of California for part-time employment of a student named Paul Lord. It was moved by Commissioner Dearman, seconded by Commissioner Bierman and carried unanimously.

APPROVED

RESOLUTION NO.7965

VOTE: 6-0

1:30 P.M.

2. ZT78.1 - Public Hearing on Proposed Change in Text of City Planning Code Amendment Sections 218 and 219 to Require Conditional Use Authorization for Quick Stop Establishments, Branch Banks and Savings and Loan Facilities.  
(Continued from the Meetings of January 5 and April 6, 1978.)  
CONTINUED INDEFINITELY vote. 5-0
3. R77.3 - Revocable Encroachment Permit for Roof Structure at Seal Rock Inn, Point Lobos and 48th Avenue.  
MOTION PASSED to authorize the Director to report that "the granting of a revocable encroachment permit, to permit the Seal Rock Inn to roof a glassed-in patio area, is IN CONFLICT with the Master Plan."  
Vote: 5-0

2:00 P.M.

4. RS78.22 - Public Hearing on Tentative Map for 10-Unit Condominium Conversion Subdivision at 2111 Franklin Street, Lot 10 in Assessor's Block 593.  
CONTINUED to June 22, 1978 Vote: 5-0

5. RS78.23 - Public Hearing on Tentative Map for 21-Unit Condominium Conversion Subdivision at 2121 Laguna Street, Lot 2 in Assessor's Block 627.  
ACTION PASSED to permit President Rosenblatt to abstain with respect to this matter. Vote: 4-0  
  
APPROVED RESOLUTION NO. 7966 Vote: 3-2  
(Voting Yes: Commissioners Matoff, Miller, Nakashima; voting No: Commissioners Bierman, Dearman.)
6. RS78.17 - Public Hearing on Tentative Map for 44-Unit Condominium Subdivision at Safira Lane, 27th Street, Diamond Heights Boulevard and Duncan Street, Lots 23, 24 and 25 in Assessor's Block 7518.  
APPROVED RESOLUTION NO. 7967 Vote: 6-0
- 2:30 P.M.  
7. RS78.24 - Public Hearing on Tentative Map for 13-Unit Condominium Conversion Subdivision at 1855 Sacramento Street, Lot 11A in Assessor's Block 642.  
DISAPPROVED RESOLUTION NO. 7968 Vote: 4-2  
(Voting Yes: Commissioners Bierman, Dearman, Matoff, Nakashima; voting No: Commissioners Miller and Rosenblatt.)
8. RS78.25 - Public Hearing on Tentative Map for 9-Unit Condominium Conversion Subdivision at 1820 Vallejo Street, Lot 13 in Assessor's Block 553.  
APPROVED RESOLUTION NO. 7969 Vote: 4-2  
(Voting Yes: Commissioners Matoff, Miller, Nakashima, Rosenblatt; voting No: Commissioners Bierman and Dearman.)
9. RS78.26 - Public Hearing on Tentative Map for 6-Unit Condominium Conversion Subdivision at 2485 Union Street, Lot 17A in Assessor's Block 537.  
DISAPPROVED RESOLUTION NO. 7970 Vote: 3-3  
(Voting Yes: Commissioners Bierman, Dearman, Nakashima; voting No: Commissioners Matoff, Miller, Rosenblatt.)  
(According to City Planning Commission rules and regulations, a tie vote on any matter before the Commission shall be deemed to be a disapproval.)
- 3:00 P.M.  
10. CU78.9 - 605 Franklin Street, Northwest Corner of McAllister Street; EE78.64 Lot 17 in Assessor's Block 768; in a C-M Heavy Commercial District Proposed to Be Reclassified to a P Public District in the Residential Zoning Study.  
Proposal to Construct an Automobile Wash Facility.  
DISAPPROVED RESOLUTION NO. 7971 Vote: 6-0

11. CU78.20 - 3004 and 3006 Eighteenth Street, North Side, 25 Feet West  
EE78.108 of Alabama Street; Lot 6A in Assessor's Block 4019; in an  
M-1 Light Industrial District.  
Proposal to Remove the Existing Rear Porch and to Replace  
it with an Addition to the Living Space of Each of the  
Two Dwelling Units.  
APPROVED RESOLUTION NO. 7972 Vote: 5-0
- 3:30 P.M.
12. CU78.21 - 756 Union Street, North Side, 221.5 Feet West of Powell  
EE78.109 Street; Lot 10 in Assessor's Block 101; in an R-4 High  
Density Multiple Residential District Proposed to Be  
Reclassified to an RM-2 District in the Residential Zoning  
Study.  
Proposal to Convert a Church to a Community Cultural Center.  
APPROVED RESOLUTION NO. 7973 Vote: 5-0
13. ZM78.4 - Seventh Avenue and Fulton Street, Northwest Corner; Lot 14  
EE78.96 in Assessor's Block 1649.  
Proposal to Reclassify the Property to a C-1 District or  
to an R-4-C District, from an Existing R-4 District.  
DISAPPROVED RESOLUTION NO. 7974 Vote: 6-0
14. DR78.45 - 165 Belgrave, Assessor's Block 2688, Lots 40 and 41.  
Request for Discretionary Review of a Proposed Single-  
Family Dwelling Which Would Occupy a 5000 Square Foot Site,  
under Building Permit Application No. 7801879.  
MOTION PASSED to permit withdrawal of the request for  
Discretionary Review Vote: 6-0
15. DR78.49 - 2925 California, Assessor's Block 1029, Lot 28.  
Discretionary Review of a Proposed 6-Unit Dwelling under  
Building Permit Application No. 458238.  
APPROVED Resolution No. 7975 Vote: 6-0

## Commissioners' Questions and Matters

President Rosenblatt asked Mr. Robert Passmore, Planner V-Zoning, to review the plans for the St. Francis Hospital expansion. President Rosenblatt thought that he recalled that there would be access in the interior of the new wing for emergency vehicles.

Adjourned: 5:50 p.m.





SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
JUNE 1, 1978  
ROOM 282, CITY HALL  
1:00 P.M.

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PRESENT: Commissioners Bierman, Dearman, Matoff, Miller, Rosenblatt, Starbuck.

ABSENT: Commissioner Nakashima

Approval of Minutes

Minutes of the Regular Meeting of February 9, 1978, APPROVED as SUBMITTED.

1:00 P.M.

1. Current Matters

Commissioners' Questions and Matters

Commissioner Starbuck asked about a proposed Wells Fargo Bank at Geary Boulevard and Arguello Street. He suggested that Discretionary Review might be appropriate. The Commission agreed to calendar the matter.

1:30 P.M.

2. RS78.17 - Master Plan Referral for Revocable Encroachment Permit to Occupy a Portion of Stockton Street, Beach Street to the Embarcadero with a Pedestrian Bridge.  
MOTION PASSED to authorize the Director to report that a revocable encroachment permit to occupy a portion of Stockton between Beach Street and the Embarcadero is in conformity with the Master Plan. Vote: 5-1  
(Voting Yes: Commissioners Bierman, Dearman, Matoff, Miller, Rosenblatt; voting No: Commissioner Starbuck.)

2:00 P.M.

3. CU78.26 - Pier 35, San Francisco Waterfront on the Embarcadero between  
EE75.368 Bay and North Point Streets.  
Proposal to Develop Temporary Storage Facility for North Point Pier Project, Non-Maritime Use in Northern Waterfront Special Use District No. 1.  
APPROVED RESOLUTION NO. 7976 Vote: 5-1  
(Voting Yes: Commissioners Bierman, Dearman, Matoff, Miller, Rosenblatt; voting No: Commissioner Starbuck.)
4. DR78.46 - 551 Frederick Street, South Side, 207.5 Feet West of Stanyan  
(CU) Street; Lot 31 in Assessor's Block 1266; in an R-4 District  
Proposed to Be Reclassified to an RH-3 in the Residential Zoning Study.  
Proposal to Construct a Four-Unit Apartment House at a Density of One Unit for Each 1,030 Square Feet of Lot Area.  
APPROVED RESOLUTION NO. 7977 Vote: 6-0

2:30 P.M.

5. S78.2 - 1007 Taraval Street at the Southwest Corner of 20th Avenue; Lot 1 in Assessor's Block 2405; in a C-2 Community Business District.  
Proposal to Abolish a 15-Foot Legislated Setback along the 20th Avenue Frontage of This Lot.  
CONTINUED INDEFINITELY Vote: 6-0
6. S78.3 - 740-21st Avenue, East Side, 225 Feet South of Cabrillo Street; Lot 25 in Assessor's Block 1663; in an R-3 District Proposed to Be Reclassified to an RH-2 District in the Residential Zoning Study.  
Proposal to Abolish a 20-Foot Legislated Setback.  
POSTPONED to June 22, 1978. Vote: 6-0

3:00 P.M.

7. ZM78.5 - 415 and 421 Arguello Boulevard, West Side, 75 Feet South of Clement Street; Lots 2 and 3 in Assessor's Block 1433.  
Proposal to Change the Use (Zoning) Classification of the Property from an R-4 High Density Multiple Residential District and Proposed RM-2 District to a C-2 Community Business District in Order to Remove the 1980 Termination Date from the Non-Conforming Sheet Metal Shop at 421 Arguello.  
MOTION PASSED to CONTINUE until the Board of Supervisors act on the Residential Zoning Study recommendations, unless this period exceeds six (6) months. Vote: 6-0
8. CU78.27 - 12 Vidal Drive, North Side, West of Arballo Drive; a Portion of Lot 1 in Assessor's Block 7304; in an R-3 District.  
Proposal to Use the Existing Dwelling Unit for a Montessori School for Approximately 15 Children Two Years of Age.  
APPROVED RESOLUTION NO. 7978 Vote: 6-0

3:30 P.M.

9. CU78.22 - 815 Buena Vista Avenue West, Northeast Corner of Central Avenue; Lot 1 in Assessor's Block 1257; in an R-3 District and Proposed RH-3 District.  
Proposal to Change the Existing Convent and Residence to a Residential Care Facility for Approximately 70 Persons Who Have Been Addicted to Drugs or Liquor and Have Had Prior Detoxification.  
MOTION PASSED to permit Commissioner Dearman to abstain Vote: 5-0  
PASSED MOTION OF INTENT to APPROVE and to CONTINUE to June 15, 1978. Vote: 5-0

4:00 P.M.

10. Consideration of a Draft Resolution Endorsing a Detailed Study of That General Area Designated for Future Study "Area B" as identified in the 1968 Bernal Heights Neighborhood Improvement Program.  
The Study Is to Be Undertaken by the Holladay-Mullen Group and Community Design Center. Also Requested Is Withholding Approval of Any New Construction, Public or Private, Pending Completion of the Study within Six Months.

AF.ROVED

RESOLUTION NO. 7979

Vote: 6-0

11. DR78.51 - Consideration of Request for Discretionary Review of Alteration Permit Application No. 780412 for 3613 Sacramento Street to Create a Bakery-Cafe Serving Beer and Wine.  
MOTION PASSED for DISCRETIONARY REVIEW Vote:6-0
12. DR78.51 - Discretionary Review of Alteration Permit Application No. 7804012 for 3613 Sacramento Street to Create a Bakery-Cafe Serving Beer and Wine.  
CONTINUED to June 15, 1978 Vote: 6-0

Adjourned: 8:00 p.m.



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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY AND MINUTES  
OF THE  
SPECIAL MEETING  
WEDNESDAY  
JUNE 7, 1978  
MISSION HIGH SCHOOL  
3750 - 18TH STREET AT DOLORES STREET  
7:30 P.M.

DOCUMENTS DEPT.

MAY 10 1979

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The City Planning Commission met pursuant to notice on Wednesday, June 7, 1978, at 7:30 p.m. at Mission High School, 3750 - 18th Street at Dolores Street.

PRESENT: Toby Rosenblatt, President; Ina F. Dearman, Vice-President; Susan J. Bierman, Dr. Yoshio Nakashima, Charles Starbuck, and John Wentz, members of the City Planning Commission.

ABSENT: Thomas Miller, member of the City Planning Commission.

The staff of the Department of City Planning was represented by R. Spencer Steele, Assistant Director-Implementation (Zoning Administrator); Robert W. Passmore, Planner V (Zoning); Mark Winogrand, Planner III; Gary Craft, Planner II; Carol Sugarman, Planner II; Robert H. Feldman, Planner II; and Lee Woods, Secretary.

Gerald Adams represented the San Francisco Examiner, and Dan Borsuk represented the San Francisco Progress.

PUBLIC HEARING TO CONSIDER COMPREHENSIVE AMENDMENTS TO THE TEXT OF THE CITY PLANNING CODE AND PROPOSED CITY-WIDE REVISIONS TO THE ZONING MAP.

Mr. Mark Winogrand, Planner III and Director of the Residential Zoning Study, in his opening presentation said:

"Tonight's hearing begins the last series of hearings before the Commission regarding proposed comprehensive changes to the Text of the City Planning Code and to the Zoning Map relating to residential district and development.

"On May 18, 1978, after nearly five months of public hearings and careful testing, refinement and redrafting of provisions first presented to the Commission on November 29, 1977, the Planning Department presented recommended changes to both the Proposed Text and Maps. Those recommendations are the subject of tonight's hearing. Before the Commission hears from the public, I would like to briefly summarize the



testimony to date and the proposed Text changes, then ask Robert Feldman to summarize the map changes, and have Gary Craft give a very brief status report on the EIR.

"General Nature of the Comments

"The January, February and March meetings were characterized by intense and sometimes spirited testimony. There was much disagreement with the proposals before the Commission, and although most frequently the disagreement was as to degree of control rather than the objectives, the objectives were also challenged. Some speakers questioned the wisdom of preserving older dwellings in view of the strong demand for new housing, often consisting of smaller dwelling units, while others questioned the need for new housing given declining population figures and the relative soundness of existent residential units and neighborhoods. Many statements supported the controls for some areas of the City, while requesting less restrictive controls for other areas. The points of disagreement tended to be emphasized by speakers rather than those of agreement. Whereas, earlier meetings had generally been dominated by proponents of the proposals, these meetings appeared to have an approximately even mix of proponents and opponents.

"Most speakers recognized the undesirable consequences of the higher density apartment buildings that had encroached upon smaller dwellings under the existing zoning ordinance, and had caused the wave of zoning reclassification requests from neighborhood associations for 'downzoning' and eventually this comprehensive zoning study of all residential areas of the City. Still, many speakers wanted to achieve higher densities, or higher and longer buildings, on their individual properties. In requests for such changes, the need for additional housing units, rising rents and costs of new houses, and rising taxes were recurring themes. Providing a variety of housing types in all neighborhoods was often mentioned. Those who wished to develop properties stated that new dwelling units should be added in existing residential neighborhoods; those who wished to preserve the status quo for their existing neighborhoods said additional dwelling units could be provided on underutilized commercial and industrial land, particularly in the eastern and South of Market street areas of the city. Of course, the proposed Residential Zoning Standards will permit the development of new housing theoretically enough for 20 years according to the Standards. The challenge to the Department then is to develop practical programs that will help create appropriate housing opportunities, and that will promote the use of such opportunities when they do occur.

"A major topic of concern mentioned by many speakers, the procedural requirements of the City Planning Code or practices of the staff, was not actually a subject of the residential zoning proposals. Both residents and builders expressed concern about delays in enforcement of the standards of the City Planning Code. Residential groups felt enforcement against zoning violations was haphazard and too far too long. Builders stressed costly delays resulting from slow processing of applications for building permits, variances, conditional uses and zoning changes. Unfair treatment of developers in contrast to neighborhood associations was stressed by builders, while residents complained that they were not always given a chance to be heard. These concerns are already under study by the Department, and proposed changes to the Code, and to operating procedures of the Department staff and City Planning Commission, will be presented to the Commission later this year.

"Testimony was also received concerning various problems related to trends occurring in local shopping districts, zoned both C-1 and C-2. Changes in the zoning standards and in the specific districts shown on the Zoning Map were suggested. Because policies for commercial and industrial districts have not yet been established firmly in the Master Plan, and studies for implementing such policies still must be made, thorough responses to most of these suggestions can not occur within the time schedule set for the Residential Zoning Changes.

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"The substantive changes recommended for Article 2 includes:

- "- Allowing an additional dwelling unit whenever a fraction of  $\frac{3}{4}$  or more of the required lot area is present.
- "- Allowing the double density provision to apply to handicapped persons as well as the elderly.
- "- Allowing the double density provision for elderly and handicapped to apply to single-family districts as well as higher density districts.

- "- Increasing the size of Child Care Facilities not requiring special review from 10 kids to 12 kids. This will then conform to State Law.

"Four Amendments to Article 2 have been presented at the Commission's requests, but without a staff recommendation. They are

- "- Making more restrictive the density provisions on large sites in RH Districts.
- "- Including certain institutional uses as Conditional Uses in RH-1, RH-1(S) and RH-1(D) as well as other Residential Districts.
- "- Allowing Philanthropic facilities in RH and RM Districts by Conditional Use; and
- "- Allowing C-1 and C-2 uses by Conditional Use in Designated Landmarks.

"Most comments concerning the substance of the Residential Zoning Text dealt with the contents of Article 1.2 controlling dimensions, areas and other aspects of buildings and lots.

"Both more restrictive and less restrictive controls were suggested, while clarification of a number of provisions was also requested. In general, the staff response has been to liberalize aspects of the controls so that greater design flexibility and increased opportunity for a variety of dwelling unit type is provided.

"Specifically, the substantive changes are:

- "- Two Amendments to the front setback rule to give greater flexibility on corner lots and on basically undeveloped blocks.
- "- Instituting a simple 25% rear yard requirement in single-family districts.
- "- Removal of the private usable open space requirement, in all districts while retaining the open space requirement itself.
- "Increasing flexibility in the bay window provision; and
- "- Modification of the curb cut limitation to reduce its impact on buildings only one lot wide.

"Five minor changes are proposed to the parking and loading requirements. Each adds consistency or clarification.

"One important addition is proposed for Article 1.7. This change would allow the reconstruction on earthquake-hazardous unreinforced masonry buildings to their existing size regardless of present zoning restrictions. This is an implementation of the policies of the city's comprehensive plan. In all, 35 text changes are recommended to the Commission."

Robert Feldman, Planner II, commenting on the requests for mapping changes, said that the staff received more than 400 requests from property owners and neighborhood groups to change the proposed zoning maps which had been developed by the Residential Zoning Study staff. Most of these requests, he said, were received by the Department after the initiation of the revised residential zoning proposals on December 8, 1977. The last hearing on this matter, he said, was held on March 7 and the deadline for submittal of these requests for zoning changes was March 10.

He informed the audience that the new yellow request forms for additional requests were available in the lobby and at the Department's office and that these were to be submitted within the next three weeks.

Mr. Feldman said that the staff mapped all of the requests on working maps, including several overlays for those areas which were the subject of group requests as well as from individuals. He stated that during the month of April, the staff made a number of field trips to all the streets involved city-wide, and reevaluated the proposed mapping in light of the comments and proposals of the public. He said that the same criteria that had been used for the original mapping in 1976, were used in the reevaluation of the proposed zones. The purpose, he explained, remained the same: to map new residential zoning districts in a manner that would preserve the unique residential neighborhoods of the city, while at the same time allowing reasonable and harmonious new construction, and renovation, to meet the housing needs of the city. The ten criteria used for reevaluation he said, were a modification of the criteria listed in the Report for Residential Zoning, the sixteen-page tabloid distributed to all property owners in December of last year.

Mr. Feldman further said that the Residential Zoning Study staff had then prepared a set of maps with their recommendations for zoning changes based on their field analysis. These zoning maps were thoroughly discussed at special departmental meetings in which the senior zoning staff and the neighborhood liaison staff fully participated. These sessions, he said, were usually scheduled for whole afternoons



during late April and were often heated professional debates at which many points of view were aired. The results of these meetings were a set of revisions which were then reviewed and approved by the Director and prepared by the Graphics staff.

The basic criterion at all times was, Mr. Feldman continued, whether the proposed zoning would reflect the existing character of each neighborhood as to building-type and density, that is, the number of units per lot. Most of the requests for change in the proposed zoning were not acted upon by the staff because they would, in the opinion of the staff, result in zoning out of character with the neighborhood. The staff, he said, took a fresh look at each zoning situation and in many cases came up with a new solution that was intended to meet the needs of the property owners, the residents of the neighborhood and the other concerned parties.

Referring to the proposed zoning maps displayed there, Mr. Feldman pointed out that the staff recommendations for changes were indicated by color: the green areas indicated that the recommended new zoning district was one allowing less density than the zoning shown on the maps initiated on December 8, 1977, which are presently in effect. The yellow areas, he said, were recommended districts which permitted more density per lot, and the grey areas were recommended changes to districts with different use standards, but the same density standards.

Many of the grey areas, he said, were recommendations to delete the RC Residential/Commercial combing districts which were previously mapped and were now recommended for change, in most cases, to the same district as the adjacent property.

Mr. Feldman referred to the request received from the Residential Builders Association to change the zoning on most of the sheets of the zoning map. Their proposal, he said, was basically for medium density multiple residential zoning, RM-1 and RM-2, for all the residential thoroughfares in the city. The staff recommendations incorporated that request in only a few places on the zoning map.

He also referred to the requests made by the Chamber of Commerce and the Board of Education, for changes involving P (Public Use) Districts. The Chamber asked that the site of the Rincon Annex Post Office be zoned C-3-0 and C-3-S, to allow new office building development, and not P as on the proposed map. The staff, he said, reviewed that request and recommended that the zoning remain P until the Federal Government sells the properties to private interests, or a specific proposal for non-governmental use is made. The Unified School District requested that its elementary and other small school sites be zoned as on the existing maps, the same as the surrounding residential or commercial property. He said that the staff reviewed



JUNE 7, 1978

this idea and recommended that all government property including small school sites be zoned P (Public), until the time as the property is sold to the private sector or a specific non-public use is proposed. With a specific proposal before it and the Community, the Commission, he said, could consider appropriate zoning and the Community would have a chance to be heard on the subject.

Concluding his presentation, Mr. Feldman said that the staff was recommending that the proposed zoning be changed for 3500 properties citywide, with a net increase in potential dwelling units of 5766 units.

Gary Craft, Planner II, reported that the public was duly notified by means of two advertisements released in the San Francisco Examiner. He further said that the copies of the Environmental Impact Report were sent to everyone on the distribution list and to all branch libraries. Additional copies, he said, were available from the Department of City Planning at 100 Larkin Street.

Mr. Craft also informed the audience about the Public Hearing on the Revised Environmental Impact Report, to be held on June 22, 1978, at 2:00 p.m., at Room 282, City Hall. He said that the Environmental Impact Report could be ready for certification on June 29, 1978, provided there were no extensive comments or revisions.

Mr. Jude Laspa of the Eureka Valley Promotion Association, asked the Commission about responses to questions and requests for zoning changes.

President Rosenblatt said that the staff's response to requests for Map and Text changes had been presented to the Commission in a memorandum dated May 18, 1978. The Commission is reviewing that document. The objective is to have the staff's responses to questions and requests generated by this set of hearings, to the Commission by June 27, 1978, he said. Final recommendations would come to the Commission by June 29th.

Mr. Laspa asked if items in the final recommendations would be taken on an individual basis, or if the recommendation would be considered as a whole with each Commissioner free to comment at will.

President Rosenblatt said that the latter would be the procedure.

Mr. Gary Faldesy represented the Twin Peaks Improvement Association. He described an area generally bounded by Greystone Terrace, Burnett Avenue, Corbett and Clayton Streets. This area, he said, is massively and dangerously overdeveloped. This is especially true of

the area bounded by Greystone, Burnett, Iron and Copper Alleys, he said.

Mr. Faldesy, using a map which he had prepared, described each of three areas and said that his Association had concern about the the proposed zoning.

The first area included nine (9) lots. Presently there exists five (5) single family dwellings, two (2) duplexes and two (2) multiple unit buildings. We could understand zoning the area RH-2, but we can't understand the RM-1 which has been proposed, he said.

The second area, he said, contains massive multiple units. It is excessively developed, and it should be downzoned. Under the proposed RM-1, there is an incentive to combine lots and this results in greater density and more massive structures. Responding to Commissioner Wentz, Mr. Faldesy said that it was the consolidation of lots which his association feared.

At the suggestion of President Rosenblatt, Mr. Winogrond agreed that the staff would take another look at these areas.

The third area described by Mr. Faldesy was proposed for RM-1. Mr. Faldesy said that it includes three (3) multiple unit buildings, three (3) single family dwellings and three (3) duplexes.

In all fairness, this area should be zoned RH-2, Mr. Faldesy said. The single family owners should be allowed to convert for one additional unit.

Mr. Winogrond asked Mr. Faldesy if his concern was development of massive buildings or in terms of density. It is both, he said.

President Rosenblatt said that, based on Mr. Faldesy's presentation, it was the concensus that the staff should reconsider its recommendations.

Ms. Anita Banash-Arlen made the following statement:

"Friends of Noe Valley is very pleased that the Planning Department has recommended the RC-1 zoning for 24th Street between Church and Diamond Streets and hope that this zoning is approved by the Planning Commission in its recommendation to the Board of Supervisors for ratification of the proposed rezoning plan for San Francisco. We have stated many times the reasons why this zoning is proper for 24th Street, however, obtaining the RC-1 zoning is not the conclusion of the issue if proper enforcement of the zoning does

not exist. There have been for some time businesses and organizations opened after R-3-C went into effect in January 1977 operating in above ground floor units. These violations have been reported orally to the Planning Staff and letters regarding these violations are being prepared. To date, however, no action has been taken by the enforcement arm of the Planning Department to cease operations in these locations. Without strict enforcement, a zoning, no matter how restrictive, will not serve its purpose. Even if a unit is illegally converted, that business should be forced to relocate and a residence reclaimed. If this kind of enforcement does not exist, there will be no deterrent to a business illegally converting residential space into commercial. I am sure that neighborhood organizations would be more than willing to work with enforcement at the Planning Department to prevent and rectify any violations, and a committee comprised of Planning Department staff and the neighborhood organization members should be created for this purpose.

"Finally, Friends of Noe Valley submitted a set of proposed strict conditional use guidelines to be in effect under the RC-1 zoning. The Planning Commission's response was to thank us for the letter. We, of course, appreciate that response, but we would like more specific feedback on how feasible the Commission feels these guidelines are, and how these guidelines can be implemented and enforced. Again, Friends of Noe Valley would welcome the Planning Department's invitation to specifically work on establishing and/or standardizing these guidelines for particularly the RC-1 zoning or for any other proposed zoning where these guidelines would be desirable.

"Thank you very much for your considerations."

Ms. M.J. Vermigilio and Mr. Guthrie Evans, of the Potrero Hill League of Active Neighbors, summarized the following statement:

"As per our letter and presentation at the February public hearing POTRERO HILL LEAGUE OF ACTIVE NEIGHBORS is very pleased with the Planning Department's recommendation to zone the major portion of Potrero Hill RH-2 in keeping with the existing character and use. (Through a low-key effort, we had obtained over 200 signatures on a petition supporting the RH-2 interim control zoning - indicating a great deal of support for RH-2 zoning classification for the Potrero Hill community.)



"However, we are requesting downzoning to RH-2 for one RM-1 and three RH-3 proposed districts which we believe to be overzoned and not in character with the predominant one and two unit dwelling:

- "- 20th Street between Vermont and Carolina Streets - RM-1 Assessor's Blocks: 4071, 4072, 4073 and 4074 - southern portions; 4093, 4094, 4095 and 4096 - northern portions; (4070 - PUD).
- "- Rhode Island between 20th and 22nd Streets and 22nd Street between Vermont and Carolina Streets - RH-3 Assessor's Blocks: 4094 - east; 4095 - west; 4093 and 4096 - southern portions; 4158, 4159 and 4160 - northern portions.
- "- DeHaro Street between 24th and 25th Streets - RH-3 Assessor's Blocks: 4259 - east; 4218 - west.
- "- Texas Street between 24th and 25th Streets - RH-3 Assessor's Blocks: 4244 - southwest (northern and eastern portions - industrial M-1 zone).

We found these districts to be overwhelmingly one and two unit family dwellings. (Please refer to our letter and attachments relating to 1977 door-to-door walking density survey - dated 2/21/78.)

"Our survey notes of the 20th and Rhode Island Street areas indicate that only a small number of buildings contain three or more units and such buildings do not warrant up-zoning of the entire adjacent areas or the creation of separate RM-1 and RH-3 districts.

"The DeHaro and Texas Street areas are composed entirely of one and two unit dwellings (with many vacant lots). The total density of these areas is RH-1 (average). RH-3 classification would literally triple the number of units on these blocks. Development to RH-3 density would require extensive investment in street, sewer and other public work improvements. Residents of these areas must not be made to incur the cost of such improvements.

"PLAN believes that the preservation of the quality of life in our community depends on maintaining RH-2 density. The RH-2 classification is most conducive to owner occupied dwellings with provision for one additional unit. Owner occupancy implies assurance of maintenance of neighborhood

stability and discourages absentee landlordism and speculative investment. RH-2 also helps to alleviate development pressure on the existing housing stock, particularly demolition-redevelopment of single family houses.

"RH-2 zoning will also protect the neighborhood from the usual problems associated with increased density: increased traffic and parking congestion, noise and pollution. PLAN is supportive of community development, provided all new development is in keeping with the existing neighborhood character. The Potrero Hill district is not developed to the maximum density allowed under the RH-2 zoning. RH-2 classification allows for development on all vacant lots (approximately 60) as well as added units to the many existing single unit structures (approximately 1,290).

"PLAN encourages the Planning Commission, Mayor's Office and other appropriate city agencies to look at the underutilized industrial and commercial land in the eastern and southern portions of our city for development of new moderate income housing. This land area has the most potential for meeting the moderate income housing needs of our city. PLAN proposes that the industrial areas which border and overlap Potrero Hill be zoned to allow for mixed industrial-residential uses with provision for protective performance criteria standards for all industries located within these zones in order to insure compatible mixed uses and environmental quality. We wish to encourage the presence of industry within our city for the economic and employment benefits; however, we must also protect the quality of our living environment by legislating that industries located within these border zones comply with strict environmental and performance standards.

"POTRERO HILL LEAGUE OF ACTIVE NEIGHBORS urges you to consider our request for reclassification to RH-2 of the above specified districts in order to maintain and preserve the character of our community for planned development. We again urge you to consider our proposal for new moderate income residential development in the city's underutilized industrial zones. We trust you will consider our recommendations. Please feel free to contact us if further information is needed. Thank you."

Mr. Bill Wilson represented the Council of District Merchants Association. Mr. Wilson referred to "criterion J" of the May 18th report. He said that the criterion was a lengthy paragraph which could be rewritten, and he asked the staff to do this.



Mr. Wilson asked that Proposition 13 not be allowed to interfere with work on the Commerce and Industry Element. He said that the Council approves of the staff recommendation for retention of C-2 districts until commerce and industry studies are completed. We will be working on controls for certain uses in C-1 and C-2 districts, he said.

Mr. Wilson asked if additional meetings were being planned to consider various issues related to C-1 and C-2 districts.

President Rosenblatt said that the senior staff, over the next twenty (20) days to a month, would probably be consumed by work-program and staff issues as a result of Jarvis-Gann and that it would be difficult to project specific meeting dates at this time.

With respect to Page 50, the Pacific Heights section of the May 18th report, Mr. Wilson said that the Council supports the Residential Zoning Study only to the extent that a residential neighborhood is improved but not where the Study infringes upon or involves commercial zoning.

Mr. Wilson commended the staff for its recognition of the fact that RC districts can create problems and for its recommendations that certain RC districts be reclassified to C-1 or C-2.

In the context of Commercial Districts, Mr. Passmore said that there had been a number of disappointing meetings with merchants, without much participation, in response to the Board of Supervisors request for Conditional Uses in C-1 and C-2 districts.

Mr. Don McCaw, speaking on behalf of the Thompson Family, said that lot 1 in Assessor's Block No. 3535 should be rezoned to C-2. We agree with the staff recommendation, he said.

Mr. Jude Laspa represented the Eureka Valley Promotion Association. Mr. Laspa wished to apply three criteria (including 1. Zoning to prevailing use; 2. similar zoning for both sides of the street; and 3. underutilized or vacant land) for analysis of changes in proposed zoning to specific proposed map provisions. In addition to these three (3) criteria contained in the May 18th report, Mr. Laspa proposed a fourth criterion of the impacted area of the neighborhood.

On the basis of these criteria, Mr. Laspa suggested that the staff reconsider its proposed mapping for four (4) areas. 1. Grandview Avenue near Market Street, 2. Corwin Street, 3. 17th Street between Castro and Diamond Streets, and 4. Yukon Street and Kite Hill.

Dr. Antonio Ragadio testified in opposition to the proposed RC zoning for the middle one-third (1/3) of Geneva Avenue. Dr. Ragadio favored a commercial designation for all of Geneva Avenue.

Mr. Norman Miller, representing the Union Oil Company, requested a meeting with Department staff to discuss mapping of non-conforming use service stations.

Ms. Eleanor Edwards, representing property owners in the area of 2nd Avenue and Clement Street, endorsed the proposed RH-2 for the area.

In his testimony, Mr. Victor Gilbert expressed the belief that the area, on Potrero Hill, near 20th Street and Rhode Island should be mapped RM-1. He opposed the proposed RH-2.

Mr. Eugene Dymick, a Potrero Hill property owner, requested that his property's RH-3 zoning be retained, and that property bounded by Wisconsin, Carolina, 24th and 25th be zoned RH-3 instead of RH-2.

Mr. Robert Presser, owner of property at Sutter and Gough Streets requested C-2 zoning. Staff believed that this property was in a Redevelopment area, and that the Department might not have jurisdiction. The staff agreed to look into the matter.

It was moved by Commissioner Bierman, seconded by Commissioner Wentz and unanimously carried that the meeting be continued to June 13, 1978.

The meeting was adjourned at 10:10 P.M.

Respectfully submitted,

Lee Woods  
Secretary



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SF 255  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY AND MINUTES  
OF THE  
SPECIAL MEETING  
TUESDAY

JUNE 13, 1978  
GALILEO HIGH SCHOOL  
1055 BAY STREET AT VAN NESS AVENUE  
7:30 P.M.

DOCUMENTS DEPT.

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The City Planning Commission met pursuant to notice on Tuesday, June 13, 1978, at 7:30 p.m. at Galileo High School, 1055 Bay Street at Van Ness Avenue.

PRESENT: Toby Rosenblatt, President; Susan J. Bierman, Dr. Yoshio Nakashima, and Charles Starbuck, members of the City Planning Commission.

ABSENT: Ina F. Dearman, Vice-President; Thomas Matoff, and Thomas Miller, members of the City Planning Commission.

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; R. Spencer Steele, Assistant Director-Implementation (Zoning Administrator); Robert W. Passmore, Planner V (Zoning); Mark Winogron, Planner III and Director of Residential Zoning Study; Robert Feldman, Planner III; Gary Craft, Planner II; Carol Sugarman, Planner I; and Lee Woods, Secretary.

Gerald Adams represented the San Francisco Examiner and Dan Borsuk represented the San Francisco Progress.

Mark Winogron, Planner III and Director of Residential Zoning Study said that this was the second in a final series of hearings before the Commission regarding proposed comprehensive changes to the text of the City Planning Code and to the Zoning Map relating to residential districts and development.

Mr. Winogron further said:

"On May 18, 1978, after nearly five months of public hearings and careful testing, refinement and redrafting of provisions first presented to the Commission on November 29, 1977, the Planning Department presented recommended changes to both the proposed text and maps. Those recommendations are the subject of tonight's hearing. Before the Commission hears from the public, I would like to briefly summarize the testimony to date and the proposed text changes, then ask Robert Feldman to summarize the map changes, and have Gary Craft give a very brief status report on the EIR.

"GENERAL NATURE OF THE COMMENTS

"The January, February and March meetings were characterized by intense and sometimes spirited testimony. There was much disagreement with the proposals before the Commission, and although most frequently, the disagreement



JUNE 13, 1978

was as to degree of control rather than the objectives, the objectives were also challenged. Some speakers questioned the wisdom of preserving older dwellings in view of the strong demand for new housing, often consisting of smaller dwellings units, while others questioned the need for new housing given declining population figures and the relative soundness of existing residential units and neighborhoods. Many statements supported the controls for some areas of the City, while requesting less restrictive controls for other areas. The points of disagreement tended to be emphasized by speakers rather than those of agreement. Whereas earlier meetings had generally been dominated by proponents of the proposals, these meetings appeared to have an approximately even mix of proponents and opponents.

"Most speakers recognized the undesirable consequences of the higher density apartment buildings that had encroached upon smaller dwellings under the existing zoning ordinance, and had caused the wave of zoning reclassification requests from neighborhood associations for 'down-zoning' and eventually this comprehensive zoning study of all residential areas of the City. Still, many speakers wanted to achieve higher densities, or higher and longer buildings, on their individual properties. In requests for such changes, the need for additional housing units, rising rents and costs of new houses, and rising taxes were recurring themes. Providing a variety of housing types in all neighborhoods was often mentioned. Those who wished to develop properties stated that new dwelling units should be added in existing residential neighborhoods; those who wished to preserve the status quo for their existing neighborhoods said additional dwelling units could be provided on under-utilized commercial and industrial land, particularly in the eastern and south of Market Street areas of the City. Of course, the proposed residential zoning standards will permit the development of new housing theoretically enough for 20 years according to the EIR. The challenge to the Department then is to develop practical programs that will help create appropriate housing opportunities, and that will promote the use of such opportunities when they do occur.

"A major topic of concern mentioned by many speakers, the procedural requirements of the City Planning Code or practices of the staff, was not actually a subject of the residential zoning proposals. Both residents and builders expressed concern about delays in enforcement of the standards of the City Planning Code. Residential groups felt enforcement against zoning violations was haphazard and took far too long. Builders stressed costly delays resulting from slow processing of applications for building permits, variances, conditional uses and zoning changes. Unfair treatment of developers in contrast to neighborhood associations was stressed by builders, while residents complained that they were not always given a chance to be heard.

These concerns are already under study by the Department, and proposed changes to the code, and to operating procedures of the Department staff and City Planning Commission, will be presented to the Commission later this year.



"Testimony was also received concerning various problems related to trends occurring in local shopping districts, zoned both C-1 and C-2. Changes in the zoning standards and in the specific districts shown on the zoning map were suggested. Because policies for commercial and industrial districts have not yet been established firmly in the Master Plan, and studies for implementing such policies still must be made, thorough responses to most of these suggestions can not occur within the time schedule set for the residential zoning changes.

"Most of the concern over permitted uses dealt with the need to provide incentives for development of low- and moderate-income housing, but these concerns do not appear to be solvable through zoning techniques.

"The substantive changes recommended for Article 2 include:

- allowing an additional dwelling unit whenever a fraction of 3/4 or more of the required lot area is present.
- allowing the double density provision to apply to handicapped persons as well as the elderly.
- allowing the double density provision for elderly and handicapped to apply to single-family districts as well as higher density districts.
- increasing the size of child care facilities not requiring special review from 10 kids to 12 kids. This will then conform to State law.

"Four amendments to Article 2 have been presented at the Commission's requests, but without a staff recommendation. They are:

- making more restrictive the density provisions on large sites in RH districts.
- including certain institutional uses as conditional uses in RH-1, RH-1(S) and RH-1(D) as well as other residential districts.
- allowing philanthropic facilities in RH and RM districts by conditional use; and
- allowing C-1 and C-2 uses by conditional use in designated landmarks.

"Most comments concerning the substance of the residential zoning text dealt with the contents of Article 1.2, controlling dimensions, areas and other aspects of buildings and lots.

"Both more restrictive and less restrictive controls were suggested, while clarification of a number of provisions was also requested. In general, the staff response has been to liberalize aspects of the controls so that greater design flexibility and increased opportunity for a variety of dwelling unit type is provided.

"Specifically, the substantive changes are:

- two amendments to the front setback rule to give greater flexibility on corner lots and on basically undeveloped blocks.
- instituting a simple 25% rear yard requirement in single-family districts.

JUNE 13, 1978

- removal of the private usable open space requirement in all districts, while retaining the open space requirement itself.
- increasing flexibility in the bay window provision; and
- modification of the curb cut limitation to reduce its impact on buildings only one lot wide.

"Five minor changes are proposed to the parking and loading requirements. Each adds consistency or clarification.

"One important addition is proposed for Article 1.7. This change would allow the reconstruction of earthquake-hazardous unreinforced masonry buildings to their existing size regardless of present zoning restrictions. This is an implementation of the policies of the City's comprehensive plan.

"In all, 35 text changes are recommended to the Commission."

Carol Sugarman, Planner I, commenting on the proposed maps said:

"The staff received more than 400 requests from property owners and neighborhood groups to change the proposed zoning maps which had been developed by the Residential Zoning Study staff; most of these requests were received by the Department after the initiation of the revised zoning proposals on December 8, 1977. The last hearing on this mapping matter was held on March 7 and the deadline for submittal of these requests for zoning changes was March 10. New yellow request forms for additional requests for changes on the maps are available in the lobby and at the Department offices and should be submitted within the next two weeks.

"During February and March, the staff mapped all of the requests on working maps, including several overlays for those areas which were the subject of group requests as well as from individuals. During April the staff made a number of field trips to all the streets involved city-wide and re-evaluated the proposed mapping in light of the comments and proposals of the public. In this re-evaluation of the proposed zoning, the same basic criteria were used that had been used for the original mapping in 1976. The purpose remained the same: to map new residential zoning districts in a manner that would preserve the unique residential neighborhoods of the city while at the same time allowing for reasonable and harmonious new construction, and renovation, to meet the housing needs of the city. The ten criteria used for re-evaluation, are a modification of the criteria listed in the report on residential zoning, the sixteen-page tabloid distributed to all property owners in December of last year.

"The Residential Zoning Study staff then prepared a set of maps with their recommendations for zoning changes based on their field analysis. These maps were thoroughly discussed at special departmental meetings in which the senior zoning staff and the neighborhood liaison staff fully participated.

JUNE 13, 1978

These sessions, which were usually scheduled for whole afternoons during late April were often heated professional debates at which many points of view were aired. The results of these meetings were a set of revisions which were then reviewed and approved by the Director and prepared by the Graphics staff. These recommended maps are displayed in the lobby with recommended changes colored in.

"The basic criterion at all times was whether the proposed zoning would reflect the existing character of each neighborhood as to building-type and density, that is, the number of units per lot. Most of the requests for change in the proposed zoning, were not acted upon by the staff because they would, in the opinion of the staff, result in zoning out of character with the neighborhood.

"The staff took a fresh look at each zoning situation and in many cases came up with a new solution that is intended to meet the needs of the property owners, the residents of the neighborhoods, and the other concerned parties.

"The staff report presented to the Commission on May 18, 1978, lists 405 individual specific map change requests. Of these, the staff recommends that 72 or 18% be granted and the zoning be changed to the district requested and that 36 more be changed to a district intermediate between that originally proposed on the December 8 maps and that requested by the property owners. This totals 108 changes or 26% of the 405 requests.

"In summary, the staff is recommending that the proposed zoning be changed for 3500 properties city-wide, with a net increase in potential dwelling units on these properties of 5766 units."

Dr. Frank Hinman of the Russian Hill Improvement Association, described an area near North Point and Hyde Streets. This 6-block area should be zoned RC-1, not C-2, he said. Also, North Point Street between Larkin and Hyde Streets should be RH-2, he suggested.

Mr. Charles Briar represented property owners in the downtown area at 465 O'Farrell, 449 O'Farrell and 55 Mason Streets. He said that his clients were concerned with the discontinuance of the R-5 district and requested that the C-3-G be permitted to include densities permitted in the R-5 district.

Mr. David Vogel of the Nob Hill Neighbors said that his organization favors reduced height limits for Nob Hill. If the ten (10) criteria for residential mapping were applied, he said, the proposed limits would be reduced. The proposed limits do not reflect existing use, he asserted.



JUNE 13, 1978

Mr. Robert Passmore, Planner V (Zoning), said that a detailed study of the area resulting in reduced limits would delay the schedule for adoption of the Residential Zoning Study. Mr. Passmore said that it might be good if the Nob Hill Neighbors filed a formal reclassification application to reduce the height limits.

Commissioner Bierman said that the matter of the height limits was most troubling.

President Rosenblatt suggested that a detailed study was not immediately feasible because the Department was attempting to respond to Jarvis-Gann. He asked Mr. Vogel if he understood Mr. Passmore's suggestion with respect to a reclassification. Mr. Vogel answered in the affirmative.

Commissioner Bierman agreed that the proposed height limits did not reflect existing use.

In the context of a reclassification, Mr. Winogrand suggested that meetings and discussions could begin after July 1, 1978.

Mr. Robert Fries, Executive Director of the Nob Hill Neighbors, said that downzoning does not automatically make a lot unbuildable. He favored reduced limits.

Mr. Andrew Butler expressed concern about the duration of the interim controls.

Mr. Passmore said that two controls were in effect. Proposed mapping for the area reflected reduced density and any proposed building over forty (40') feet would require a Conditional Use and a Public Hearing. Further, Mr. Passmore said that if a reclassification application were filed, its provisions become the interim controls under Section 302(e) of the City Planning Code.

Mr. Stanley Herstein favored reduced density and reduced heights for Nob Hill.

Mr. Passmore said that it might be possible to hold a Commission hearing on heights while the Board of Supervisors were holding hearings on the Study.

Ms. Linda Chapman suggested that notification of public hearings should go to tenants as well as owners.

Jean La Rue, a homeowner in the area, proposed high-rises of no more than sixteen (16) stories.

Mr. Sandy Walker of the Pacific Heights Residents Association said that the association supported the proposed map changes for the Pacific Heights area.

Mr. John Kirkpatrick said that the Pacific Heights Association supports the Residential Zoning Study.

JUNE 13, 1978

Ms. Charlotte Maeck expressed support of the Study.

Mr. Ralph Coffman expressed support of the Study.

Mr. E. O. Tansine expressed concern about the proposed height limits for Nob Hill. He believed that height limits should be reduced.

Mr. Andre Lawson expressed support for the Nob Hill Neighbors' request to reduce height limits.

Ms. Lee Young, a Nob Hill resident, expressed opposition to increased height and density on Nob Hill.

Ms. Marilyn Smulyan, President of the Haight-Ashbury Neighborhood Council, said that the council recommends, in commercial areas where there exists a three (3) tier system of uses, RC zoning as opposed to commercial zoning. She proposed, also, that community uses be coupled with Conditional Use Authorization in residential districts.

Mr. Roger Boyer, Vice-President of the Telegraph Hill Dwellers and head of its Zoning Committee, proposed RH-3 as opposed to RM-2 for Telegraph Hill. The additional controls in RH-3, he said, are desirable.

Mr. Winogrand stated that the proposed mapping, for Telegraph Hill, would be reexamined.

Ms. Nan Roth of the Telegraph Hill Dwellers, said that the North Beach Shopping area should be zoned RC-1 and not C-2. She suggested that the building at the northwest corner of Filbert Street and Grant Avenue had been inappropriately zoned C-2 and she requested that it be reconsidered.

Mr. and Mrs. Kenneth Brown recommended adoption of the Pacific Heights Association's proposals.

Mr. John Tolan, representing the Mardikian estate, requested that a property near Powell and Clay Streets be zoned RC-4 as the other corners are.

Mr. William Guerrero, property owner at Cortland Street between Elsie and Bocana Streets, requested that his property remain C-2.

Mr. Robert David of the Golden Gate Valley Neighborhood Association, expressed concern about an area of proposed RM-3 near Franklin and Filbert Streets. Mr. David suggested that this area be returned to either RH-2 or RH-3.

Mr. Perry Shers objected to the proposed RM-4 for areas downtown including the southside of Nob Hill; he felt it would make development infeasible.



JUNE 13, 1978

Mr. Burkhardt stressed that the proposed RH-2 for Cortland Avenue between Elsie and Bocana Streets was inappropriate; he favored C-2.

After some discussion, the speaker, Mr. Winogron and Commissioner Bierman agreed that the RH-3 might be more appropriate for Cortland Avenue between Elsie and Bocana Streets.

Commissioner Starbuck moved and Commissioner Nakashima seconded the motion to continue the public hearing to June 20, 1978.

The meeting was adjourned at 10:00 p.m.

Respectfully submitted,

Lee Woods  
Secretary

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5/73

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
JUNE 15, 1978  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DLPT.

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ROLL CALL: Commissioners Bierman, Dearman, Matoff, Miller, Nakashima, Rosenblatt, Starbuck

1. Current Matters

Director's Report

Selina Bendix, Environmental Review Officer, requested authorization to use a section of the state guidelines for the implementation of CEQA. Section 15060 provides for exemption from environmental review of projects not ordinarily categorically exempt, but which are judged not to have potentially significant impacts. Dr. Bendix said that she had spoken to San Francisco Tomorrow, and they thought that the proposal was reasonable.

Dr. Bendix said that a formal certificate of exemption would be issued for each project. If anyone should oppose this procedure, she said, the matter could be brought to the Commission for discussion.

It was moved by Commissioner Bierman to approve the authorization. Commissioner Nakashima seconded it and the Commission unanimously passed the motion.

President Rosenblatt said that he had asked the Commission for approval of a substitution on the Northeastern Waterfront Advisory Committee. The Commission had agreed to the appointment of Stewart Baird to replace Marris Fravel. To make this more formal, he asked if there was a motion.

Commissioner Bierman moved for approval of the substitute appointment. Commissioner Nakashima seconded and the motion was passed unanimously.

After some discussion related to the proposed Embarcadero Center No. 4, it was moved by Commissioner Starbuck, seconded by Commissioner Matoff, that the Director be authorized to calendar Discretionary Review of Master Plan referral of the proposed project. The motion passed unanimously.

With respect to permit applications in C-1 and C-2 districts being held by the Department, the Commission expressed concern about the following:

1. The Spirit Disco - 628 Divisadero Street
2. McDonald's - 2301 Market Street
3. Doggie Diner - Larkin and O'Farrell Streets
4. Restaurant - 124-126 Church Street
5. Delicatessen/Restaurant - 3220 Sacramento Street

It was agreed that the Department would track carefully these permits and that Discretionary Review was a future possibility.

D. Commissioners' Questions and Matters

1. Consideration of draft resolution, commending Virgil L. Elliott for his dedicated service as a member of the City Planning Commission.  
APPROVED                      RESOLUTION NO. 7980                      Vote: 7-0
2. Consideration of draft resolution, commending George L. Carey, for his dedicated service as a member of the City Planning Commission.  
APPROVED                      RESOLUTION NO. 7981                      Vote: 7-0

President Rosenblatt introduced a Resolution commemorating the distinguished City and County service of Mr. Peter Svirsky.

APPROVED                      RESOLUTION NO. 7982                      Vote: 7-0

2:00 P.M.

2. CU78.22 - 815 Buena Vista Avenue West, Northeast Corner of Central Avenue; Lot 1 in Assessor's Block 1257; in an R-3 District and Proposed RH-3 District.  
Proposal to Change the Existing Convent and Residence to a Residential Care Facility for Approximately 70 Persons Who Have Been Addicted to Drugs or Liquor and Have Had Prior Detoxification.  
(Continued from the Meeting of June 1, 1978.)  
APPROVED                      RESOLUTION NO. 7983                      Vote: 6-0
  3. Consideration of Endorsement of Chinatown Neighborhood Improvement Plan.  
CONTINUED to July 13, 1978. Vote: 4-3 (Voting Yes: Commissioners Bierman, Miller, Rosenblatt, Starbuck; voting No: Dearman, Matoff, Nakashima.
  4. Informational Presentation by the Golden Gate National Recreation Area Staff of the Preliminary Fort Mason Improvement Plan.  
NO ACTION TAKEN
  5. Informational Presentation of the "Rides for Bay Area Commuters" Program.  
NO ACTION TAKEN.
- 3:00 P.M.
6. Staff Report on Solar Energy Issues in San Francisco - Master Plan and City Planning Code Implementation.  
CONTINUED to July 20, 1973.                      Vote: 7-0

7. DR78.50 - Consideration of Request for Discretionary Review of Police Permit and of Building Permit Alteration Application No. 7305676 to Establish "Place of Entertainment" at 2275 Market Street.  
Proposed Disco/Bar, all Night Operation Possible.  
MOTION PASSED                      Vote: 6-0

8. DR78.50 - Discretionary Review of Police Permit and of Building Permit Alteration Application No. 7805676 to Establish "Place of Entertainment" at 2275 Market Street.  
Proposed Disco/Bar, All Night Operation Possible.  
MOTION of INTENT PASSED to DISAPPROVE Police Permit Vote:7-0  
MOTION of INTENT PASSED to DISAPPROVE Building Permit Alteration No. 7805676 Vote:7-0

3:30 P.M.

9. DR78.53 - Consideration of Request for Discretionary Review of Proposed Construction of a Rear Deck at the Second Floor Offices Above the Greenwich Grill, 2181 Greenwich Street, on the Corner of Greenwich and Fillmore Streets; Building Permit Application No. 7804461.  
MOTION PASSED Vote: 6-0

10. DR78.53 - Discretionary Review of Proposed Construction of a Rear Deck at the Second Floor Offices Above the Greenwich Grill, 2181 Greenwich Street, on the Corner of Greenwich and Fillmore Streets; Building Permit Application No. 7804461.  
APPROVED RESOLUTION NO. 7984 Vote: 6-0

11. DR78.42 - 1049 Market Street; Automatic Discretionary Review of Building Permit Application No. 7713154 per City Planning Commission's Resolution No. 6111 for Market Street.  
Proposed Portable Food Kiosk to Be Located at the Entrance of 1049 Market Street.  
APPROVED RESOLUTION NO. 7895 Vote:3-2  
(Voting Yes: Commissioners Matoff, Nakashima, Rosenblatt; voting No: Commissioners Bierman, Miller).

4:30 P.M.

12. DR78.52 - Consideration of Discretionary Review of Building Permit Application Nos. 7804813 and 7805673 as per City Planning Commission Policy for Union Street, for 2284-2288 Union Street; Assessor's Block 534, Lot 20.  
Proposal to Expand Existing Commercial Space by Raising First and Second Floors Five Feet and Creating Basement Commercial Area.  
MOTION PASSED Not to Take DISCRETIONARY REVIEW of the matter. Vote:6-0

13. DR78.52 - Discretionary Review of Building Permit Application Nos. 7804813 and 7805673 as per City Planning Commission Policy for Union Street; for 2284-2288 Union Street; Assessor's Block 534, Lot 20.  
Proposal to Expand Existing Commercial Space by Raising First and Second Floors Five Feet and Creating Basement Commercial Area.  
NO ACTION TAKEN

14. DR78.51 - Discretionary Review of Alteration Permit Application No. 7804012 for 3613 Sacramento Street to Create a Bakery-Cafe Serving Beer and Wine.  
(Continued from the Meeting of June 1, 1978.)  
APPROVED RESOLUTION NO. 7986 Vote: 6-0
15. DR78.54 - Consideration of Request for Discretionary Review of Building Permit Application No. 7804686 for 3624 Geary Boulevard.  
Proposal for New Parking Lot and Walk-Up Window of Existing Bank.  
MOTION PASSED Vote: 6-0
16. DR78.54 - Discretionary Review of Building Permit Application No. 7804686 for 3624 Geary Boulevard.  
Proposal for New Parking Lot and Walk-Up Window of Existing Bank.  
CONTINUED to July 13, 1978. Vote: 6-0

Adjourned:



**SPECIAL MEETING  
TUESDAY  
JUNE 20, 1978  
PRESIDIO JUNIOR HIGH SCHOOL  
450-30TH AVENUE AT CLEMENT STREET  
7:30 P.M.**

The City Planning Commission met pursuant to notice on Tuesday, June 20, 1978, at 7:00 p.m. at Presidio Junior High School, 450-30th Avenue at Clement Street.

PRESENT: Toby Rosenblatt, President; Susan J. Bierman, Yoshio Nakashima, Charles Starbuck, John Wentz, members of the City Planning Commission.

ABSENT: Ina F. Dearman, Thomas Miller, Members of the City Planning Commission.

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; R. Spencer Steele, Assistant Director - Implementation and Zoning Administrator; Robert W. Passmore, Planner V(Zoning) and Assistant Zoning Administrator; Mark Winogrand, Planner III and Director of Residential Zoning Study; Robert Feldman, Planner III; Carol Sugarman, Planner I; Gary Craft, Planner II; and Lee Woods, Secretary.

Gerald Adams represented the San Francisco Examiner and Dan Borsuk represented the San Francisco Progress.

PUBLIC HEARING TO CONSIDER COMPREHENSIVE AMENDMENTS TO THE TEXT OF THE CITY PLANNING CODE AND PROPOSED CITY-WIDE REVISIONS TO THE ZONING MAP. (CONTINUED FROM THE MEETING OF JUNE 13, 1978.)

Mark Winogrand, Planner III and Director of Residential Zoning Study said that this was the third in a final series of hearings before the Commission regarding proposed comprehensive changes to the text of the City Planning Code and to the Zoning Map relating to residential districts and development.

Mark Winogrand made the following statement:

"On May 18, 1978, after nearly five months of public hearings and careful testing, refinement and redrafting of provisions first presented to the Commission on November 29, 1977, the Planning Department presented recommended changes to both the proposed text and maps. Those recommendations are the subject of tonight's hearing. Before the Commission hears from the public, I would like to briefly summarize the testimony to date and the proposed text changes, then ask Robert Feldman to summarize the map changes, and have Gary Craft give a very brief status report on the EIR.

"General Nature of the Comments

"The January, February and March meetings were characterized by intense and sometimes spirited testimony. There was much disagreement with the proposals before the Commission, and although most frequently, the disagreement was as to degree of control rather than the objectives, the objectives were also challenged. Some speakers questioned the wisdom of preserving older dwellings in view of the strong demand for new housing, often consisting of smaller dwelling units, while others questioned the need for new housing given declining population figures and the relative soundness of existing residential units and neighborhoods. Many statements supported the controls for some areas of the City, while requesting less restrictive controls for other areas. The points of disagreement tended to be emphasized by speakers rather than those of agreement. Whereas, earlier meetings had generally been dominated by proponents of the proposals, these meetings appeared to have an approximately even mix of proponents and opponents.

"Most speakers recognized the undesirable consequences of the higher density apartment buildings that had encroached upon smaller dwellings under the existing zoning ordinance, and had caused the wave of zoning reclassification requests from neighborhood associations for 'down-zoning' and eventually this comprehensive zoning study of all residential areas of the City. Still, many speakers wanted to achieve higher densities, or higher and longer buildings, on their individual properties. In requests for such changes, the need for additional housing units, rising rents and costs of new houses, and rising taxes were recurring themes. Providing a variety of housing types in all neighborhoods was often mentioned. Those who wished to develop properties stated that new dwelling units should be added in existing residential neighborhoods; those who wished to preserve the status quo for their existing neighborhoods said additional dwelling units could be provided on underutilized commercial and industrial land, particularly in the eastern and south of Market Street areas of the City. Of course, the proposed residential zoning standards will permit the development of new housing theoretically enough for 20 years. The Challenge to the Department then is to develop practical programs that will help create appropriate housing opportunities, and that will promote the use of such opportunities when they do occur.

"A major topic of concern mentioned by many speakers, the procedural requirements of the City Planning Code or practices of the staff, was not actually a subject of the residential zoning proposals. Both residents and builders expressed concern about delays in enforcement of the standards of the City Planning Code. Residential groups felt enforcement against zoning violations was haphazard and too far too long. Builders stressed costly delays resulting from slow processing of applications for building permits, variances, conditional uses and zoning changes. Unfair treatment of developers in contrast to neighborhood associations was stressed by builders, while residents complained that they were not always given a chance

to be heard. These concerns are already under study by the Department, and proposed changes to the Code, and to operating procedures of the Department staff and City Planning Commission, will be presented to the Commission later this year.

"Testimony was also received concerning various problems related to trends occurring in local shopping districts, zoned both C-1 and C-2. Changes in the zoning standards and in the specific districts shown on the zoning map were suggested. Because policies for commercial and industrial districts have not yet been established firmly in the Master Plan, and studies for implementing such policies still must be made, thorough responses to most of these suggestions can not occur within the time schedule set for the Residential Zoning Changes.

"Most of the concern over permitted uses dealt with the need to provide incentives for development of low- and moderate-income housing, but these concerns do not appear to be solvable through zoning techniques.

"The substantive changes recommended for Article 2 include:

- allowing an additional dwelling unit whenever a fraction of 3/4 or more of the required lot area is present.
- allowing the double density provision to apply to handicapped persons as well as the elderly.
- allowing the double density provision for elderly and handicapped to apply to single-family districts as well as higher density districts.
- increasing the size of child care facilities not requiring special review from 10 kids to 12 kids. This will then conform to State law.

"Four amendments to Article 2 have been presented at the Commission's requests, but without a staff recommendation. They are:

- making more restrictive the density provisions on large sites in RH districts.
- including certain institutional uses as conditional uses in RH-1, RH-1(S) and RH-1(D) as well as other residential districts
- allowing philanthropic facilities in RH and RM districts by conditional use; and
- allowing C-1 and C-2 uses by conditional use in designated landmarks.

"Most comments concerning the substance of the residential zoning text dealt with the contents of Article 1.2, controlling dimensions, areas and other aspects of buildings and lots.



"Both more restrictive and less restrictive controls were suggested, while clarification of a number of provisions was also requested. In general, the staff response has been to liberalize aspects of the controls so that greater design flexibility and increased opportunity for a variety of dwelling unit type is provided.

"Specifically, the substantive changes are:

- two amendments to the front setback rule to give greater flexibility on corner lots and on basically undeveloped blocks.
- instituting a simple 25% rear yard requirement in single-family districts.
- removal of the private usable open space requirement in all districts, while retaining the open space requirement itself.
- increasing flexibility in the bay window provision; and
- modification of the curb cut limitation to reduce its impact on buildings only one lot wide.

"Five minor changes are proposed to the parking and loading requirements. Each adds consistency or clarification.

"One important addition is proposed for Article 1.7. This change would allow the reconstruction of earthquake-hazardous unreinforced masonry buildings to their existing size regardless of present zoning restrictions. This is an implementation of the policies of the City's comprehensive plan.

"In all, thirty-five text changes are recommended to the Commission."

Commenting on the proposed maps, Carol Sugarman, Planner I, made the following statement:

"The staff received more than 400 requests from property owners and neighborhood groups to change the proposed zoning maps which had been developed by the Residential Zoning Study staff; most of these requests were received by the Department after initiation of the revised zoning proposals on December 8, 1977. The last hearing on this mapping matter was held on March 7 and the deadline for submittal of these requests for zoning changes was March 10. New yellow request forms for additional requests for changes on the maps are available in the lobby and at the Department offices and should be submitted within the next two weeks.

"During February and March, the staff mapped all of the requests on working maps, including several overlays for those areas which were the subject of group requests as well as from individuals. During April, the staff made a number of field trips to all the streets involved city-wide and re-evaluated the proposed mapping in light of the comments and proposals of the

public. In this re-evaluation of the proposed zoning, the same basic criteria were used that had been used for the original mapping in 1976. The purpose remained the same: to map new residential zoning districts in a manner that would preserve the unique residential neighborhoods of the City while at the same time allowing for reasonable and harmonious new construction, and renovation, to meet the housing needs of the City. The ten criteria used for re-evaluation, are a modification of the criteria listed in the report on residential zoning, the sixteen-page tabloid distributed to all property owners in December of last year.

"The Residential Zoning Study staff then prepared a set of maps with their recommendations for zoning changes based on their field analysis. These maps were thoroughly discussed at special departmental meetings in which the senior zoning staff and the neighborhood liaison staff fully participated. These sessions, which were usually scheduled for whole afternoons during late April were often heated professional debates at which many points of view were aired. The results of these meetings were a set of revisions which were then reviewed and approved by the Director and prepared by the Graphics staff. These recommended maps are displayed in the lobby with recommended changes colored in.

"The basic criterion at all times was whether the proposed zoning would reflect the existing character of each neighborhood as to building-type and density, that is, the number of units per lot. Most of the requests for change in the proposed zoning, were not acted upon by the staff because they would, in the opinion of the staff, result in zoning out of character with the neighborhood.

"The staff took a fresh look at each zoning situation and in many cases came up with a new solution that is intended to meet the needs of the property owners, the residents of the neighborhoods, and the other concerned parties.

"The staff report presented to the Commission on May 18, 1978 lists 405 individual specific map change requests. Of these, the staff recommends that 72 or 18% be granted and the zoning be changed to the district requested and that 36 more be changed to a district intermediate between that originally proposed on the December 8 maps and that requested by the property owners. This total 108 changes or 26% of the 405 requests.

"In summary the staff is recommending that the proposed zoning be changed for 3500 properties city-wide, with a net increase in potential dwelling units on these properties of 5766 units."



JUNE 20, 1978

Don Wong of the Chinatown Coalition for Better Housing, urged the Commission to reject the EIR (EE76.182) because it did not adequately discuss or describe the Residential Zoning Study impact on poor and low income persons. Unquestionably, the cost of housing will increase, he said.

Ms. Judy Seto of the Chinatown Coalition for Better Housing, urged rejection of the EIR. She said that it did not provide adequate mitigation measures. Subsidies, she said, were no solution. She said that filtration, as discussed in the EIR, would work only where there was excess housing, but that it did not represent a housing choice. She further said that commercial and industrial areas were inappropriate as housing sites.

Mr. Gordon Chin of the Chinatown Neighborhood Resource Center, said that he opposed the Residential Zoning Study. He said that new housing was needed in Chinatown and that rent increases were forcing many people out of the area. Mr. Chin said that the EIR needed more concrete mitigation measures.

Ms. Jennie Lew of the Chinatown Neighborhood Resource Center, said that the study was an effort to preserve certain types of housing in certain types of neighborhoods. We, she said, reject the study.

Mr. Bob Bjordquist of 155 Christopher Street, requested that RH-1 be retained in the Forest Knolls area, rather than the proposed RH-1(D).

Mr. Henry Schindell said that he did want C-2 zoning, and that he did not agree with the proposed RH-2 on his property. He said that his property at Geneva Avenue and Carter Street was proposed as RH-2 while surrounded by C-2. Mr. Schindell described his property and said that residential development was virtually impossible because of conditions on the lot. His desire was to construct a trailer park on the site.

President Rosenblatt asked the Commission if anyone wished to comment.

Commissioner Wentz asked the staff if they had a recommendation.

Mr. Passmore said that a proposal to convert residential property to commercial zoning without prior notification of surrounding property owners would require separate notice and that possibly a hearing could be scheduled in August.

Mr. Larry Lee, a homeowner at 9th Avenue and Kirkham, said that he had requested mapping which would permit him a 4-unit apartment building. He said that there were four unit buildings on either side of his house. He said the proposed classification of the area would drive up costs and would create even more of a housing shortage. He said that Mr. Passmore had told him that 90% of his neighbors wanted downzoning. Mr. Lee said that he did not want to be devalued.

JUNE 20, 1978

Commissioner Bierman, responding to Mr. Lee, said that people were concerned about parking, traffic and sunshine in backyards, and that there was a move in San Francisco for more comfortable neighborhoods.

Mr. Lee responded by saying that some of the middle income households would not be able to afford living in San Francisco.

Gardiner Johnson, a property owner at 1030 Green Street, said that his lot was 47 feet wide and that it was proposed for RH-2, while with the exception of two buildings on either side of it, everything else in the block was proposed for RM-2 classification. He said that RH-2 classification was not justified and requested RM-2 for his lot.

President Rosenblatt asked the staff to take a more detailed look into the matter.

Mr. Oliver Harris, referring to property on the southwestern corner of 34th. and Vincente Street, gave his thanks for rezoning it and said that it had been commercial for 25 years.

Mr. William Martin, representing Dr. Kitchen at 1283 22nd Avenue, requested that a C-2 designation remain as opposed to RH-2. He said that it had been C-2 since 1960. He asked how those requesting mapping changes would be notified. Mr. Winogrand responded by saying that staff responses to comments and requests for changes would be given to the Commission on Tuesday, June 27, 1978.

Ms. Charlotte Elam, said that she represented three Richmond district associations which did not want downzoning. These associations, she said, included Francisco Heights Civic Association, Richmond District Council and Richmond District Protection Association. She said that these associations would oppose any text changes which would restrict use of residential property. She further said that hundreds of property owners were not properly notified. People do not realize, she said, that their properties are being downzoned.

Mr. Winogrand responded by saying that the rezoning of 1960 in the Richmond district had not required notice, however, all owners had been sent notices regarding the present re-zoning. In terms of the staff recommendations to the Commission dated June 18, 1978, Mr. Winogrand said, a post card was sent to each property owner who requested map changes.

Commissioner Bierman responded to Ms. Elam by saying that everything that had been done by the Commission had been announced and that it had done its best.

Ms. Elam asked why the full restrictions were not spelled out. There are dire effects, she said, which have not been spelled out

Mr. Patrick Mulligan, a property owner at 2936 Lyon Street, requested that his property be zoned C-2 and not RH-2 as proposed.

JUNE 20, 1978

Ms. Jeanette Del Debbio of 1619 Clement Street, said that she opposed RH-2, and asked why she was not notified. Mr. Winogrand responded by saying that it was proposed RH-3, that the existing zoning was C-2, but that possibly there could be a reduction of one unit.

Mr. Merv Silverberg, representing Sacramento Street Improvement Association, urged the Commission to follow a rational and logical approach to control growth in the C-2 strip along Sacramento Street from Spruce to Lyon Streets. He suggested that there was a need for healthy growth which would benefit both the residential and commercial communities.

Ms. Marie Potz said that she was perfectly happy with the downzoning in her block of 1024 Anza Street. She said that on her block there was a huge 3-story monstrosity and that she would not wish this on anyone. Further, she said that there was no real housing shortage in San Francisco but that there had been over-construction of apartments. What we need, she said, was more single-family houses.

Mr. George Ju, a real estate broker with offices at 12th Avenue and Clement Street, asked why the property at 302 and 306 - 2nd Avenue which was C-2, was being proposed as RH-2. Mark Winogrand replied that the staff had recommended residential zoning for these two pieces of property as there was no existing commercial use. Mr. Ju said he opposed the change and asked why it was so drastic. Mr. Winogrand replied that the proposed zoning was recommended in order to protect the residential districts from growing commercial expansion along side residential streets. Mr. Winogrand further said that in respect to these two properties, the staff had received many letters from people wanting to retain residential zoning than from those opposing it. Mr. Ju said that 50% of property owners opposed downzoning.

Mr. Richard Szeto said that owners of property at 302, 306, 322, 334, 344, 354, 358, 362 and 374, 2nd Avenue, had requested retention of C-2 zoning.

Mr. Albert Boucher of Richmond Council said that the majority of people in Richmond district ~~opposed~~ downzoning. He said that what was needed was better, not less apartments. He asked why he was not informed of the disposition of his requests, and why he could not get R-2 zoning. He said that there was a motel, duplexes and flats in the 100 block of Seal Rock Drive. Mr. Winogrand responded saying that those who made requests were notified that responses could be obtained at the Department.

President Rosenblatt said that the staff would take another look at the property in the 100 block of Seal Rock.

Mr. Charles Le Comte, property owner at 427-32nd Avenue, said that he did not get any notification when his property was rezoned. Mr. Passmore replied that in terms of proposed density, his property was not being downzoned.



JUNE 20, 1978

Ms. Tony Van Kampen, representing the owner of 6898 Geary Boulevard, said that the owner opposed the proposed RM-2 zoning and that he wanted RC-2 for commercial use on the ground floor.

Mr. Charles Morgan, representing Mr. Hom of the Villa Terrace area, Twin Peaks, said that to make Mr. Hom's property RH-1 would be spot zoning. The difference between RH-1 and RH-2 in terms of traffic safety, he said, is minimal. He said his clients had purchased the property as R-3 and he favored RH-2 classification. Mr. Passmore said that the Villa Terrace was part of a larger area being reconsidered.

Ms. Detchie Bolder said that she lived at 9th Avenue and California Street. She said that in a period of approximately one year, 40 demolition permits were issued for the Richmond district. Some change, she added, is needed to stop the demolishing of single-family homes in the Richmond district.

Mr. Robert Katzman, owner and resident of 117 Broad Street, made the following statement:

"I am the owner and resident at 117 Broad Street (Map 12)-(7113/41). I submitted a formal request for a zoning change (from RH-2 to C-2) for 117 Broad Street when I attended the February meeting.

"This building is a classic San Francisco Victorian Firehouse. It was built in 1896 and actively served the Ocean View Community until 1974.

"I purchased Engine Company #33 from the City of San Francisco with the personal commitment of preserving this San Francisco Landmark. There are very few unconventional buildings so well suited to opening it's doors as a neighborhood business... as is this Firehouse. Broad Street... between Capitol and Plymouth... is composed of single family dwellings and duplexes (many of which are Victorian structures), apartment buildings, and approximately 8 commercial businesses. The Firehouse is separated from the row of 6 commercial properties by an 8-unit apartment building (zoned RH-2). Broad Street is very wide, has sufficient parking and excellent public transportation. In similar San Francisco neighborhoods there are restored firehouses being used as studios, offices and local trade. Engine Company #33 should benefit the Ocean view district in a similar manner. While developers continue to destroy the specific character of many of our neighborhoods... I am asking you to allow a proud and classic building to serve its community. Assuming that you are honestly interested in maintaining the balance of neighborhoods and owner-operated businesses... while preserving the history and character of each unique San Francisco neighborhood... I am asking you to reconsider my request for this zoning change.

"Bob Feldman informed me that my property was denied a change in zoning because of... (your notation system) 'A', 'D' and 'E'.

JUNE 20, 1978

- "A (Prevailing Land Use)... The prevailing land use to the East of the Firehouse is commercial. The Firehouse could just as easily been classified RC-2 as RH-2.
- "D (Spot Zoning)... This unconventional building was previously used as a fire station... a 24 hour community service... which could be considered commercial.
- "E (Minor Adjustment Boundry)... While living on Broad Street it has become obvious that its present businesses serve only limited portion of the neighborhood. Commercially, the Firehouse would definitely compliment the present businesses while creating a positive course towards neighborhood improvement."

Mr. Passmore said that the staff would take another look at the proposed zoning for Mr. Katzman's property.

Mr. James Coist, a resident at 1259-16th Avenue, said that small business should be given protection in the small commercial zones. He requested that the RC-2 zoning be retained.

Ms. Eleanor Edwards, a resident at 304-2nd Avenue, said that 302-306 2nd Avenue had never been used commercially. She said with respect to Mr. Szeto's statement that 322-2nd Avenue was an apartment building, that she did not believe that the owner lived there. She said that she did not want Union Street on Clement Street. Ms. Edwards provided the Commission with a petition signed by residents who opposed commercial zoning on 2nd Avenue.

Mr. Peter McCrea of 1024 Lake Street said that generally he supported the work of the staff of the Residential Zoning Study. He said that the area on Lake Street, between 2nd and 10th Avenues, should be zoned as R-3. To zone St. Anne's as RH-2, he said, was a mistake. Mr. Passmore said that RH-2 zoning for St. Anne's was for the sake of construction of the proposed new Home.

Ms. Rose Yee, a property owner at 4045 California Street said that her property had been downzoned from RC-2 to residential. Mr. Winogrand replied that that zoning was interim only until the Commerce and Industry Element was completed, and that they were holding off on new RC designations until further studies were completed.

Mr. William Clarke, a resident at 1621 Lake Street, and a member of the Board of Directors of Planning Association for the Richmond (PAR) said that PAR supported the Residential Zoning Study. However, he said that the proposed RM-1 on Lake Street, between 14th and 19th Avenues, was of some concern to them. He further said that they would submit a formal request in that respect.

Mr. Stephen Halpern, representing the Golden Gate Heights Association, said that the mapping was accurate for their area. What was needed, he said, is tightening up controls for variances and Conditional Uses



JUNE 20, 1978

Ms. Rose Anne Feiner of 349-7th Avenue requested that the proposed zoning of her property be changed from RM-1 to RM-2.

Mr. Jonathan Buckley, a resident of the Richmond district, speaking on behalf of PAR, said that they supported the Residential Zoning Study and believed that the zoning for the Richmond area should be left as proposed in 1977. Mr. Buckley said that the proposed major fraction provision encouraged more demolition. The proposed garage door provision was also too lenient; the code should permit the garage door to conform to the neighborhood pattern, he said.

Ms. Veronica Tedeschi requested that her property at 2526 Clement be zoned commercial. She said that her property was the only one in the block excluded from the commercial designation. She said that another piece of property at 7000 Geary Boulevard was also requesting commercial designation and that it had always been commercial. Also the property at 1410 Clement Street should be zoned commercial, she said.

Mr. Winogrand, responding to Ms. Tedeschi, said that with respect to the property at 1410 Clement and the area between 2nd and 15th Avenues on Clement, the area was once commercial. But, he said, increased commercial designation was delayed until the completion of the Department's Commerce and Industry zoning study.

Mr. Bill Blomberg, owner of a property at Anza Street, between 39th and 40th Avenues, requested clarification of what was being proposed for his property. Mr. Winogrand replied that the proposed zoning was RH-2, which would permit typically two units per lot.

Mrs. G. Bland Platt, President of the Landmarks Preservation Advisory Board, said that the Board supported uses other than residential in landmarks or in historic districts by conditional use. She said that the Board would like to discourage landmark designations simultaneously with the conditional use process. She said that the Landmarks Board also had some concern that the 15 foot maximum setback provision was not sufficiently restrictive. This could affect historic district, she said. Further, Mrs. Platt said that the Board had some concern with the garage door provision. She said that these concerns will be discussed in more detail with the staff.

Commissioner Wentz moved to close the public hearing, Commissioner Nakashima seconded and the motion was carried unanimously.

Commissioner Wentz also moved to continue the meeting to June 22, 1978. Commissioner Nakashima seconded it and the motion was carried unanimously.

The meeting adjourned at 11:25 p.m.

Respectfully submitted,

Lee Woods  
Secretary



SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
JUNE 22, 1978  
ROOM 282, CITY HALL  
1:00 P.M.

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PRESENT: Commissioners Bierman, Nakashima, Rosenblatt, Starbuck, Wentz.

ABSENT: Commissioners Dearman, Boas.

1. Current Matters

A. Director's Report

Resolution of Co-operation with the Bay Area Air Pollution Control District, the Air Resources Board and the Environmental Protection Agency.

APPROVED

Resolution No.7987

Vote: 4-0

B. Commissioners' Questions and Matters

Commissioner Starbuck requested that staff continue and complete its work on passive solar systems as quickly as possible.

Commissioner Starbuck requested that someone from Plans and Programs provide some assistance to the Citizens Advisory Committee, in an inventory of sites designated but not yet acquired for open space.

With respect to particular types of uses in C-1 and C-2 districts, Commissioner Bierman expressed concern over the proposed photomats at 1810 Haight Street and Polk and Jackson Streets.

1:15 P.M.

2. DR78.47(CU) - 2111 Franklin Street, Northwest Corner of Jackson Street  
EE78.53 593/1H, in an R-4, Proposed RM-3 District and 105-D Height and Bulk District.  
Request to Add a Penthouse Apartment on the Roof of the Existing Building, Adding 10 Feet to Its Height for a Total Height of 65 Feet Plus Exempt Structures.  
APPROVED RESOLUTION NO.7988 Vote: 3-1  
(Voting YES: Commissioners Bierman, Nakashima, Rosenblatt; voting NO: Commissioner Starbuck.)
3. RS78.22 - Public Hearing on Tentative Map for 10-Unit Condominium Conversion Subdivision at 2111 Franklin Street, Lot 10 in Assessor's Block 593.  
(Continued from the Meeting of May 25, 1978.)  
APPROVED RESOLUTION NO. 7989 Vote: 4-1  
(Voting YES: Commissioners Bierman, Nakashima, Rosenblatt, Wentz; voting NO: Starbuck.)
4. S78.3 - 740-21st Avenue, East Side, 225 Feet South of Cabrillo Street; Lot 25 in Block 1663; in an R-3, Proposed RH-2 District.  
Request to Abolish the Existing 20 Foot Legislated Setback.

4. S78.3 - 740-21st Avenue, East Side, 225 Feet South of Cabrillo Street; Lot 25 in Block 1663; in an R-3, Proposed RH-2 District.  
Request to Abolish the Existing 20 Foot Legislated Setback.  
DISAPPROVED RESOLUTION NO. 7990 Vote: 4-1  
(Voting YES: Commissioners Bierman, Nakashima, Rosenblatt, Starbuck; voting NO: Commissioner Wentz.)
5. CU78.30 - 701 Frederick Street, South Side, through Lot with Frontage also on Carl Street Opposite Hillway, 1265/34; in a P District.  
Request to Use Six One Story, Wood Frame Buildings on the Carl Street Side of the Property as a Child Care Facility as Part of a General Purpose Community Center.  
APPROVED RESOLUTION NO. 7991 Vote: 4-0
- 2:00 P.M.
6. EE78.182 - Public Hearing on the Revised Draft Environmental Impact Report Covering the Proposed Amendments to the Text of the City Planning Code and to the Zoning Map Relating to Residential Districts and Development.  
(Continued from the Meeting of May 18, 1978.)  
CONTINUED to June 27, 1978. . Vote: 5-0
- 3:00 P.M.
7. ZT77.1 - Proposed Amendments to the Text of the City Planning Code, Section 221 and Other Sections as Necessary to Restrict the Location of Adult Bookstores, Adult Theaters and Encounter Studios.  
CONTINUED to July 13, 1978. Vote: 4-0
- 3:30 P.M.
8. ZM78.7 - Former Playland at the Beach, Bounded Generally by Fulton Street, Great Highway, Sutro Heights Park and La Playa,  
ZM77.7 Including Both Sides of La Playa Between Balboa and Cabrillo;  
ZM75.19 Lots 19, 25 and 35 in Block 1596 and all of Blocks 1592, 1595  
EE77.96 and 1692.  
Consideration of Three Proposals to Reclassify the Subject Property from a C-2 District to an R-1 or an R-1-D District.  
CONTINUED to July 13, 1978. Vote: 4-0
9. ZM76.5  
ZM76.118 - One through 14 McCormick Street, Both Sides of the Street South of Pacific Avenue; Lots 32, 33, 34, 35, 36 and 37 in Block 185.  
Request for Reclassification of the Subject Property from an R-4-C District to an R-1 District.  
APPROVED RESOLUTION NO. 7992 Vote: 4-0

10. CM78.3 - Commercially Zoned Property on Both Sides of Sacramento  
EE78.62 Street Between Maple and Lyon Streets; Part of Blocks  
1009, 1010, 1011, 1012, 1018, 1019, 1020, 1021 and 1022.

Request to Reclassify the Subject Property from a C-2  
District to an R-3-C District.

CONTINUED to July 27, 1978.

Vote: 4-0

Commissioner Starbuck asked the Neighborhood Association and the  
Merchants Association if the number of buildings which could be converted  
in the future to retail, could be determined. He asked that the Commission  
be given this information on July 27, 1978.

A motion was passed, requesting the staff to bring to the Commission  
a Resolution of Intent to take Discretionary Review of all Building Permit  
Applications for Both Sides of Sacramento Street between Maple and Lyon  
Streets.

Vote: 4-0

President Rosenblatt suggested that permit applications for projects  
proposed to cover an entire lot, be included. The Commission agreed.

11. ZM76.6 - 316-318 Laurel Street, East Side, 62 Feet North of Sacramento  
EE76.123 Street; Lot 28 in Block 1000.

Request to Reclassify the Subject Property from a C-2  
District to an R-2 District.

CONTINUED INDEFINITELY

Vote: 4-0

12. DR78.50 - Discretionary Review of Police Permit and of Building Permit  
Alteration Application No. 7805676 to Establish "Place of  
Entertainment" at 2275 Market Street.

Proposed Disco/Bar, All Night Operation Possible.

(Continued from the meeting of June 15, 1978.)

DISAPPROVED

RESOLUTION NO. 7993 Vote: 4-0

(Police Permit)

DISAPPROVED

RESOLUTION NO. 7994 Vote: 4-0

(Building Permit Application)

Adjourned: 8:25 p.m.





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7/18  
C.C.L.

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY AND MINUTES  
OF THE  
SPECIAL MEETING  
TUESDAY  
JUNE 27, 1978

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LURIE ROOM, SAN FRANCISCO PUBLIC LIBRARY  
5:00 P.M.

The City Planning Commission met pursuant to notice on Tuesday, June 27, 1978, at 5:00 p.m., in Lurie Room, San Francisco Public Library, Civic Center.

PRESENT: Toby Rosenblatt, President; Susan J. Bierman, Thomas Miller, Yoshio Nakssshima, Charles Starbuck, and John Wentz, members of the City Planning Commission.

ABSENT: Ina F. Dearman, member of the City Planning Commission.

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; R. Spencer Steele, Assistant Director-Implementation (Zoning Administrator); Robert Pasamore, Planner V (Zoning); Mark Winogrand, Planner III and Director of the Residential Zoning Study; Robert Feldman, Planner II; Gary Craft, Planner II; Carol Sugarman, Planner I; and Lee Woods, Secretary.

Gerald Adams represented the San Francisco Examiner and Dan Borsuk represented the San Francisco Progress.

EE76.182 - CONSIDERATION OF CERTIFICATION OF REVISED DRAFT ENVIRONMENTAL IMPACT REPORT COVERING THE PROPOSED AMENDMENTS TO THE TEXT ORDINANCE AND ZONING MAP OF THE CITY PLANNING CODE AFFECTING RESIDENTIAL DISTRICTS AND DEVELOPMENT.

Gary Craft, Planner II, made the following statement:

"I would like to take the time to recognize the invaluable assistance from the graphics section and the secretaries in helping prepare the revised draft EIR and the comments and responses. These two sections seldom receive any recognition of the valuable contribution they make to the functioning of the Planning Department. In particular, I would like to give special thanks to Sheila Saleh, who graciously typed the 185 page revised draft EIR and the comments and responses. Because of her efforts, I am able to make my presentation tonight.

"My presentation tonight concerns the comments and responses for the revised draft Environmental Impact Report covering the proposed citywide residential zoning amendments. The revised draft EIR was prepared in response to comments made on the initial draft EIR, dated December 13, 1977. A synopsis of these comments has been included in the list of comments and responses on the revised draft. The EIR was prepared as required by State law and addresses the impacts adoption of the proposed zoning may have on San Francisco's natural, physical and socio-economic environment. As stated on page 23 of the revised draft, the focus of the EIR is limited to identifying the broad effects which may possibly occur as a result of the proposed zoning. Section 15147 of the State EIR Guidelines state that a construction project will necessarily be more detailed in the specific effects of the project than will be an EIR on the adoption of a comprehensive zoning ordinance because the effects of the construction can be predicted with greater accuracy. The revised draft EIR for the proposed zoning amendments, however, does contain the necessary information, data, and analysis to enable local officials to make a decision which intelligently takes into account all the environmental effects of the proposed zoning. Section 15150 of the State EIR Guidelines states that "an evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in the light of what is reasonably feasible". The revised draft EIR more than meets the State EIR Guidelines and is ready for certification following inclusion of the comments and responses and the changes and additions suggested in the addendum.

#### "Major Comments and Responses

"A summary of the comments and responses will be included as chapter 13 of the final EIR.

"The effect the proposed zoning will have on the low and moderate income households and the inadequacy of the mitigation measures to help alleviate the impact. On page 99 of the revised draft, the following statement will be added (following fourth sentence, second paragraph):

"The City's Housing Assistance Plan indicates the housing assistance needs of lower income households is increasing. (See 1977 and 1978 Community Development Program and Housing Assistance Plan - Mayor's Office of Community Development). The increase is due primarily to estimates of low-and-moderate-income households

that are employed in San Francisco and could be expected to reside in the City. The number of low and moderate-income households presently living in San Francisco under inadequate conditions has declined. However, additional assistance is needed as indicated by Table IV-A, showing housing assistance needs of lower-income households.

"Another major comment concerned the assumptions behind the demand projections. Assumptions are stated on page 104 of the revised draft EIR. Changes in these trends will produce a different level of demand. The actual number of housing units that will be needed depends upon population growth, household size, and the desired vacancy rate. The demand for housing by 1990 with a 6% vacancy rate could range between 326,480 - 344,362 units. The proposed zoning would permit a sufficient number of housing units to be built to meet the projected demand.

"A number of concerns about the inadequacy of the mitigation measures were cited by several community groups and individuals. Several new mitigation measures will be included in the final EIR:

"Page 127 (to be inserted at the beginning of first paragraph)

"In order to help increase the annual net addition to the City's housing supply, the City should explore the possibility of consolidating the review of development permits for new housing, including environmental review, variances, conditional uses, building permits, plan checking, and other review procedures. The possibility of consolidating the review of subsidized projects should also be explored. Since the Department of City Planning cannot act unilaterally, the feasibility of consolidating the review of housing development by various agencies needs to be explored further.

"The City should also explore the possibility of requiring new office buildings downtown to include or contribute toward new housing in the downtown area.

"Page 122 (to be inserted before 1st sentence in first paragraph)

"In particular, reduction of the off-street parking required by the Planning Code for low and moderate housing projects should be explored in order to provide an economic



incentive for such projects resulting in an increase in the number of housing units. There may be some legal limitations which need to be explored before this recommendation can be implemented. The Planning Department should also explore the possibility of using P.U.D. procedures without any parcel size limitations so that low and moderate income housing can be exempt from the normal standards of the Code. The Redevelopment Agency presently has the ability to do this and this ability might be extended to a quasi-governmental agency which is specifically in the business of providing low and moderate income housing. The city should also assist developers of low and moderate income housing in finding suitable sites for new housing.

"Page 126 (to be added to the end of the first paragraph)

"The report on Commercial and Industrial Activity in San Francisco: Present Characteristics and Future Trends by Arthur D. Little projects a demand for 286.3 acres for commercial and industrial needs by the year 2000. The number of vacant commercial and industrial zoned land in 1970 was approximately 1,042 acres, thus some industrial land could be used for residential purposes.

"Because the mitigation measures were considered inadequate, several community groups recommended the Planning Commission not to approve the proposed zoning.

"However, the inclusion of the additional mitigation measures which address these concerns should allow for a do pass recommendation. The Planning Department is also urged to take a more aggressive role and develop a strong housing program.

#### "Addendum

"Besides the additions cited above, several minor changes were also made to the text of the revised draft EIR and are included in the addendum.

#### "Draft Resolution

"A draft resolution has been prepared, the last three clauses of which read as follows:

"WHEREAS, on June 26, 1978, the Commission reviewed the final environmental impact report, and found that the contents of said report and the procedures through which it



was prepared, publicized and reviewed comply with the provisions of the California Environmental Quality Act, the Guidelines of the Secretary for Resources and San Francisco requirements;

"THEREFORE BE IT RESOLVED, That the City Planning Commission does hereby find that the Final Environmental Impact Report, dated June 26, 1978, concerning EE76.182: Proposed amendments to the City Planning Code (both text and map) that would revise in their entirety the citywide zoning controls governing residential development in San Francisco, is adequate, accurate and objective, and does hereby Certify the Completion of said Report in compliance with the California Environmental Quality Act and the State Guidelines;

"AND BE IT FURTHER RESOLVED, That the Commission in certifying the completion of said Report does hereby find that the project as proposed would reduce the number of housing units that could legally be built in San Francisco. As a result the cost of housing may increase, and that with increasing housing costs, some population groups may find it difficult to live in San Francisco. The proposed zoning will affect the low-and-moderate-income households more than any other group and that mitigation measures are proposed to help alleviate this impact."

Commissioner Bierman said that she was troubled by the Resolution certifying the Draft Environmental Impact Report. The impact of recent development on the neighborhoods and the pressures of crowding is where the Residential Zoning Study had its beginning, she said. I do hope, she said, that the mitigation measures can be implemented. The power, though, she added, is not all in the Department. She hoped there would be a chance for her to help.

President Rosenblatt said that it occurred to him that the Resolution certifying completion of the EIR would be complete without the last "resolved" clause.

Commissioner Nakashima said that the cost of housing in any event will continue to rise and that it seemed inappropriate to single out one particular cause for the increase.

It was moved by Commissioner Nakashima, seconded by Commissioner Starbuck to approve the draft resolution with the deletion of the last "resolved" clause. The matter passed unanimously as City Planning Commission Resolution No. 7995.

ZT78.3 - CONSIDERATION OF ADOPTION OF PROPOSED COMPREHENSIVE AMENDMENTS TO TEXT OF THE CITY PLANNING CODE PERTAINING TO RESIDENTIAL ZONING. THESE AMENDMENTS WOULD REVISE, IN THEIR ENTIRETY, THE WRITTEN REGULATIONS GOVERNING RESIDENTIAL DEVELOPMENT AND USE IN SAN FRANCISCO, AMENDING CITY PLANNING CODE ARTICLES 1, 2, 2.5, 3 and 6; DELETING ARTICLES 4 AND 5, AND ADDING ARTICLES 1.2, 1.5 AND 1.7.

Mark Winogrand, Director of the Residential Zoning Study, made the following statement:

"Today marks the end of the public hearing process before you regarding proposed comprehensive revisions to the regulations and maps governing residential development in San Francisco.

"Throughout the prior weeks of this month, the Commission, for the third time since this Residential Zoning Study began held hearings in the neighborhoods to solicit citizen responses... responses particularly to the revised recommendations submitted in a report to you on May 18th.

"Although the June hearings were basically characterized by unusually detailed testimony regarding specific mapping, as Carol Sugarman will talk about in a minute, there was also testimony regarding the text. This testimony was almost unanimously in support of the text provisions as proposed by the staff with a few exceptions:

- "- There was concern raised about allowing one additional dwelling unit when three-fourths of the required lot area is present.
- "- There was concern about the Proposed Amendment which would, in effect, exempt narrower buildings from the curb-cut limitation.
- "- There were a number of requests to restore the old R-5 density -- one unit for each 125 square feet of lot area -- to the C-3, Downtown zoning districts.
- "- A coalition of residential and merchants groups in the Noe Valley area requested conditional use review for all eating and drinking establishments on 24th Street.

"The Department has recommended, in the report submitted to you today, three additional text changes:

"- The first would allow RC-1 uses in designated landmark buildings. A somewhat similar text amendment was presented in the memorandum of May 18th but without a staff recommendation for approval. This revised provision is something which the Department would recommend adopting.

"- The second change would allow densities of at least one unit for each 125 square feet of lot area - the old R-5 density - in the C-3 districts.

"- The third change is a technical one, clarifying that certain permitted obstructions are not permitted in required side yards.

"With these changes, the Department is satisfied that you have before you a proposed zoning ordinance which will truly strike the desired balance between preservation and changes.

"Of course, with any action taken today, and hopefully subsequent action by the Board of Supervisors in the coming months, it should not be believed that the subject of residential re-zoning will come to a close. Indeed, Zoning Maps, especially, are thought of more and more as rather flexible tools and, as such, the Commission should expect to continue to receive formal requests for change - both upward and downward.

"The Text, however, should become a relatively stable tool for guiding future development for at least a decade. Amendments will be necessary, of course, and refinements based upon experience are predictable. Nevertheless, these last four difficult years of uncertainty for both resident and developer may soon give way to a period of quiet certainty in which the neighborhoods are given their essential protection while the builders are given sufficient development flexibility. It has been a goal long sought after.

"I'd now like to have Carol Sugarman discuss the Proposed Map Revisions."

Carol Sugarman, Planner I, made the following statement about the proposed map revisions:

"During the past month, the Planning Commission and the staff received approximately 70 Map change requests from property owners and neighborhood groups in response to the May 18, 1978, staff memorandum. These requests, which were made at the three June hearings in the neighborhoods and by correspondence to the Planning Commission and staff, could be characterized by their specific nature. Neighborhood groups, most of whom have closely monitored all previous staff zoning proposals, had studied the May 18, 1978, staff memorandum concerning the controls recommended for their areas.

"Testimony from the neighborhood groups was varied. The Pacific Heights Association and the Friends of Noe Valley spoke in support of the proposals in their areas, with the Friends of Noe Valley calling for more Departmental enforcement activities. The Planning Association of the Richmond, Russian Hill Improvement Association, Golden Gate Valley Association, Telegraph Hill Dwellers, Haight-Ashbury Neighborhood Council, Twin Peaks Improvement Association, Eureka Valley Promotion Association, La Raz En Action Local and Potrero League of Active Neighbors gave testimony and submitted maps detailing areas of concurrence with proposed maps and requests for additional changes.

"The San Francisco Council of District Merchants again spoke in opposition to changes in the existing commercial districts before the Department has completed a Comprehensive Commercial and Industrial Zoning Study. Many individual owners also testified and submitted requests, asking for a different zoning district than that the staff had recommended for their property.

"The areas of greatest degree of public disagreement continued to be the Richmond District and Potrero Hill. Although the recommended zoning changes return the Richmond District to densities quite similar to those found on the existing Zoning Map, many residents testified in opposition to the 'downzoning' they believed was taking place. There were also a considerable number of residents who wrote in favor of the Proposed Zoning in the Richmond.

"Similarly, in the Potrero Hill area, there appeared to be an equal number of residents either requesting RH-2 for the areas the Department had recommended to be RH-3 and RM-1, or requesting RH-3 for areas proposed to be RH-2.



"Subsequent to each hearing, the Commissioners and the staff scheduled field trips, open to the public, to survey and in this reevaluation, the same basic criteria, those listed in the report on residential zoning distributed to all property owners last December, were used.

"Based on the field analysis and further study, we are recommending the Map changes colored in orange, shown on the exhibits on the wall.

"As can be seen, the major changes are in the following areas:

- "1. Telegraph Hill - shown on Sheet 1 - all RM-2 Districts on the hill are recommended for either RM-1 or RH-3 zoning, depending on prevailing density.
- "2. Russian Hill - shown on Sheet 2 - changes recommended on Northpoint Street, north side along Hyde Street, from C-2 to RC-1, many lots from RM-1 to RH-3, and from RM-3 to RM-2 - again based on prevailing land use.
- "3. The Richmond - shown on Sheet 3 - all lots previously zoned RM-1 or RM-2 along south side of Lake between 3rd and 9th Avenues. In addition, the Department wants to recommend that on the south side of Lake Street, all RM-1 lots be changed to RH-2, based on information received after the report was prepared. This is shown as Letter A, colored in green, on Sheet 3 of the exhibits.
- "4. Haight-Ashbury - shown on Sheet 6 - all lots proposed for RM-1 along Waller Street between Stanyan Street and Masonic Avenue be changed to RH-3 and all lots proposed for RC-2 along Stanyan Street at Beulah Street to RC-1.
- "5. Twin Peaks - shown on Sheet 6 - the recommendations include changing the RH-1 district along Corbett Street to RH-2, the RM-1 district on Villa Terrace to RH-2, and the RM-1 district on Corbett Street and Grey-stone Terrace to RH-2
- "6. Eureka Valley - shown on Sheet 7 - the recommendations include changing RM-2 to RH-3 on the north side of 17th Street between Castro Street and Diamond Street, RM-1 to RH-2 along Corwin Street, and RM-1 to RH-2 on Grandview Street at 21st Street.



"Other specific changes by block and lot are listed in the additional staff memorandum of June 27, 1978. In summary, the staff recommends these changes with the intent that they represent the original purpose of the Residential Zoning Study to map new residential zoning districts in a manner that would preserve the unique residential neighborhoods of the City, while at the same time allowing for reasonable new construction and renovation to meet the housing needs of the City."

Mr. Winogrand explained to the Commission that the draft resolution related to the staff's recommendations contained in Appendix A "Recommended Changes to Proposed Ordinance Text from New Residential Zoning of the Department of City Planning Report to the Commission dated May 18, 1978," and Appendix B, "Minor Text Changes Recommended by Department Staff, of the Department's Report to the Commission dated June 27, 1978". The draft resolution, he explained, made no reference to the four changes initiated by the Commission and included in Appendix B of the May 18, 1978, report.

Following Mr. Winogrand's remarks, the Commission considered six amendments to the draft resolution, including the four Commission initiated recommended changes included in Appendix B of the report dated May 18, 1978.

Mr. Passmore discussed the proposal to allow, in designated landmarks and historic districts, those uses permitted in C-1 and C-2 districts. This would make the retention of landmarks possible, he said. Mr. Passmore noted that the Implementation Committee thought that possibly what should be permitted were the neighborhood-serving uses of the RC-1 districts; this was the position of the staff also. In both instances, he said, conditional use authorization would be required and the Commission would have the benefit of a public hearing in determining the appropriateness of a proposed use for a specific site.

Commissioner Bierman said that she believed that the conditional use procedure offered enough protection even if C-2 uses were included

Commissioner Bierman moved for approval of the proposed text change No. IV, recommending inclusion of the C-1 and C-2 uses as opposed to the RC-1. The motion was seconded by Commissioner Starbuck

President Rosenblatt thought that the basic idea was a mistake. It would create economic pressure for landmark designations in residential districts, he said. He argued that at least the proposal should be restricted to landmark sites and that historic districts

SUMMARY AND MINUTES OF THE SPECIAL MEETING -11- JUNE 27, 1978

should be excluded. Commissioner Bierman agreed to an amendment of her motion, to exclude references to historic districts.

The motion, as amended, passed by a vote of 4-2 (Voting Yes: Commissioners Bierman, Nakashima, Starbuck and Wentz; Voting No: Commissioners Miller and Rosenblatt.)

Next, Commissioner Bierman discussed a proposal to expand the threshold square footage for Conditional Use Authorization for additional dwelling units in the RH districts as set forth on page 159 of the May 18, 1978, staff report as Change No. 1.

President Rosenblatt said that the rationale was a concern related to large existing residential buildings. If the potential number of units to which a single family building can be converted is reduced, the economic tendency would be for the building to remain a single-family dwelling.

Mr. Passmore said that the Staff had not recommended this change because the present standards had proven adequate since 1960. There was no further discussion of this item.

Commissioner Starbuck moved for approval of the proposal. The motion died for lack of a second.

Next, Commissioner Bierman discussed Change No. II as set forth on page 159 of the May 18, 1978, Report - a proposal to allow certain institutions by conditional use in the one-family RH-1(D) and RH-1(S) and RH-1 districts. She said that the Conditional Use process provided the needed protection. Further, she said that the burden of institutions should be borne by all residential areas, and not just the two-family and multiple-unit areas.

Mr. Passmore said that the Department's hesitancy was because the Code had not permitted this in the past. He said that if the staff received an application, it would probably find it inappropriate nevertheless.

Commissioner Bierman said that the multiple unit districts were saturated with institutions and that in fairness the opportunity for dispersion ought to be there.

Commissioner Starbuck moved adoption of this proposal. It was seconded by Commissioner Nakashima and was approved by a vote of 5-1 (Voting Yes: Commissioners Bierman, Nakashima, Rosenblatt, Starbuck, and Wentz; Voting No: Commissioner Miller.)

Mr. Winogrand next described the Commission proposal to allow as Conditional Uses, philanthropic institutions in residential districts. Commissioner Bierman noted that the proposal, Change No. III on page 159 of the May 18 Report, was meant to include RH-1(D), RH-1(S) and RH-1 districts, as well as the other residential districts listed.

Commissioner Wentz said that philanthropic institutions could probably find suitable office space in appropriate commercial districts and that he agreed with the staff that this measure was not necessary.

Responding to Commissioner Wentz, Commissioner Bierman said that commercial space was extremely expensive and that she made the proposal only because the Conditional Use controls existed.

Commissioner Wentz said that nevertheless, the argument ran counter to protecting residential neighborhoods.

President Rosenblatt said that he concurred with Commissioner Wentz. He said that in terms of an allocation of Commission and staff time, philanthropic office uses did not seem to be such a pressing social need.

Commissioner Starbuck moved for approval of the proposal. It was seconded by Commissioner Bierman. The motion failed on a 2-4 vote (Voting Yes: Commissioners Bierman and Starbuck; Voting No: Commissioners Miller, Nakashima, Rosenblatt and Wentz.)

Commissioner Starbuck moved that the major fraction provision, which was set forth in Change No. 2 on page 144 in the May 18 Report, be deleted from the final amendments to the text proposal. Mr. Winogrand described the reasons for the measure and said that it could have a significant impact in areas like the Richmond district, where lots of 3,000 square feet which are zoned RM-1, would be allowed 4 units if the changes were adopted, but only 3 units if not. He also noted that the existing Code contained a similar major fraction provision.

Commissioner Bierman asked if the Board of Supervisors could amend any of the Commissioners' recommendations.

Mr. Passmore said yes, that items considered by the Commission and later amended by the Board, would not have to come back to the Commission. However, the Board amendments not considered by the Commission would be sent to the Commission for hearing and consideration.

Commissioner Bierman seconded Commissioner Starbuck's motion for deletion and it passed unanimously.



Commissioner Starbuck asked for clarification of the special status of Redevelopment Project Areas under the proposed controls. Mr. Passmore responded that this exemption adopted by the Commission on May 18, 1978, would become inoperative once the Board enacted the new text and maps and that it was a technical refinement requested by the Agency. There was no further discussion of this item.

Commissioner Bierman moved for adoption of the draft resolution presented by the staff for the Proposed Ordinance Text, as modified. Commissioner Starbuck seconded the motion.

Commissioner Miller expressed concern related to the staff recommended Change No. 2 set forth on page 22 of the staff Report dated June 27, 1978, allowing higher density development in C-3 districts. He said he felt this would create problems later if adopted, because the 125 square-foot limit was too lenient and that a 200 square-foot standard in C-3 districts was more appropriate. Mr. Winogrand described the measures and Mr. Passmore responded to President Rosenblatt's question about the maximum density permitted for housing for the elderly.

After further discussion, the motion to adopt the text as amended passed unanimously, as City Planning Commission Resolution No. 7996.

The Commission recessed at 6:40 p.m. and reconvened at 7:00 p.m.

ZM76.12 - CONSIDERATION OF ADOPTION OF PROPOSED CITY-WIDE REVISIONS TO THE ZONING MAP IN ORDER TO APPLY NEW PERMANENT RESIDENTIAL ZONING DISTRICTS FOR THE CONTROL OF DEVELOPMENT AND USE IN THE RESIDENTIAL AREAS OF SAN FRANCISCO BASED UPON THE CITY PLANNING CODE TEXT BEING CONSIDERED UNDER ZT78.3 ABOVE.

Mr. Winogrand summarized the draft resolution related to revision of the Zoning Map. He explained the order of actions and said that it had been necessary to amend the City Planning Code first to create new permanent residential zoning districts, before any revisions to the zoning Map could be adopted.

In addition to the recommended map changes included in the Report dated June 27, 1978, Mr. Winogrand said that the staff recommend two additional map changes that were not included in the Report but were on the map. The south side of Lake Street between 14th and 19th Avenues had been recommended for RM-1, he said. The staff, he added, recommends RH-2 which is the best match for the existing land use.

Further, Mr. Wingrond said that three lots, 7A, 8 and 8A in Assessor's Block No. 522 had been recommendad for RM-3. The staff is now recommending, he said RH-3. These three parcels were developed with buildings similar to those across the street in a previously proposed RH-3 district, he said.

After further discussion, Commissioner Nakashima moved for adoption of the draft resolution as amended. It was seconded by Commissioner Bierman.

Commissioner Wentz asked how or where would a citizen have access to those revised maps and proposed text.

Mr. Winogron responded that the maps would be prepared immediately and would be available at the Department's Zoning information counter at 100 Larkin Street at nine o'clock in the morning of June 28. The maps will remain in effect through the period during which the Board of Supervisors holds its hearings, he said.

A gentleman from the Richmond district stood and thanked the Commission for its decision related to Lake Street.

In his remarks, the Director commended the Residential Zoning Staff for a very diligent and responsible piece of work. The staff is due, he said, much respect and commendation.

The Director said that this was a small city. Opportunities are limited, he said, and density will return as an issue, he added. As a function of proper design, it is limited by need for privacy and a need for movement in space.

In summary, the Director said he supported the adoption of the Maps and Ordinance before the Commission.

Commissioner Bierman said that the Commission thanked the staff. Without its guidance, she said, she would have been mired. She said that she did support the action and that it left room for building.

President Rosenblatt added his commendation to the staff, especially those present at the meeting. He said it was a tribute to their dedication and professionalism. He said that the entire experience clearly pointed to the need for city-wide planning.

Commissioner Wentz also commended the staff and said that the staff were able to generate considerable interest in a subject difficult to make interesting.



SUMMARY & MINUTES OF THE SPECIAL MEETING -15- JUNE 27, 1978

Responding to Commissioner Wentz, President Rosenblatt predicted that the recommendation was assured passage by the Board of Supervisors, if the community generated the same level of interest and commitment expressed before the Commission.

Commissioner Starbuck speaking on behalf of Commissioner Bierman and on his own behalf, said the staff "did good". Commissioner Nakashima agreed.

The motion for adoption of draft resolution on the proposed maps as modified, passed unanimously as City Planning Commission Resolution No. 7997.

The meeting adjourned at 8:30 p.m.

Lee Woods  
Secretary



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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
JUNE 29, 1978  
ROOM 282, CITY HALL  
1:00 P.M.

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PRESENT: Commissioners Bierman, Miller, Nakashima, Rosenblatt, Starbuck.

ABSENT: Commissioners Dearman and Wentz.

1:30 P.M.

1. Current Matters

A. Director's Report

The Director reported that the basic components of the Department's response to Proposition 13 included freezing of vacant positions and reduction of miscellaneous costs. The vacant positions represent approximately 20,000 hours of lost services, he said. He also said that no lay-offs were anticipated.

The Director reported that the Legislative and Personnel Committee of the Board of Supervisors would consider, on Friday June 30th, a proposal for a City Department of Transportation.

Resolution Related to Negative Nominations and a request for the Postponement of the Outer Continental Shelf (OCS) Lease Sale #53 Process.

APPROVED

RESOLUTION NO. 7998

Vote: 5-0

The Director reported that Supervisor Lau would hold a public hearing on "Playland" on July 13, 1978, at 7:30 p.m.

Commissioner Bierman expressed concern about a resolution of Supervisor Feinstein which favored development as opposed to Open Space on the north of Balboa portion of the Playland site. She said that Supervisor Feinstein's action was premature since the Supervisor was acting without the benefit of a public hearing.

After some discussion, it was suggested by Commissioner Bierman and the Commission agreed to calendar on July 13, 1978, simultaneously, an application for reclassification of the Playland site and a resolution urging the retention of the "North of Balboa Triangle" as Open Space.

Commissioner Bierman said that it had been the will of the people in the past to retain that block as Open Space. She said she hoped that the Commission as well as the Department did not look at that block only in terms of housing.

The Director said that a conclusion reached after a meeting with representative of the Chinatown Community was that the Commission might wish to direct the staff to undertake additional efforts to amend the Chinatown Improvement Plan in terms of additional data on commercial development in Chinatown.

In terms of additional commercial studies for Chinatown, President Rosenblatt cautioned the Director about possible impacts on staff time and on the possibility of creating unrealizable expectations.

B. Commissioners' Questions and Matters

Resolution Urging Mayor and Board of Supervisors to Reinstate Funding for the Open Space Program.

APPROVED

RESOLUTION NO. 7999

Vote: 4-1

(Voting Yes: Commissioners Bierman, Nakashima, Rosenblatt, Starbuck; voting No: Commissioner Miller.)

In the context of continued funding of the Open Space program, Commissioner Starbuck said that the Open Space Advisory Committee was in the process of developing a list of priorities for continued funding. He asked if someone from the staff could assist the Mayor's staff and the Open Space Committee in achieving compromises between competing program elements.

2:00 P.M.

2. Consideration of Certification of Environmental Impact Report for the Commerce and Industry Element of the Master Plan.  
(Continued from the Meeting of May 18, 1978.)

APPROVED

RESOLUTION NO. 8000

Vote: 5-0

3. Consideration of the Adoption of the Proposed Amendment to the Master Plan of the City and County of San Francisco.  
The Proposed Amendment Includes Objectives, Policies, Plans and Other Matters Set Forth in Pages 9 through and including 45 of the Report Entitled "Commerce and Industry, Objectives and Policies", August 1977.  
(Continued from the Meeting of May 18, 1978.)

APPROVED

RESOLUTION NO. 8001

Vote: 5-0

4. Consideration of Endorsement of the Commerce and Industry Strategy and Programs Report.  
(Continued from the Meeting of May 18, 1978.)

APPROVED

RESOLUTION NO. 8001

Vote: 5-0

2:30 P.M.

5. Presentation by Staff of the San Francisco Port Commission of the Preliminary Design for the Waterfront Promenade from the Agriculture Building to Pier 24.

(This matter is informational only and requires no action by the Commission.)

NO ACTION TAKEN

2:45 P.M.

6. DR78.56 - Consideration of Request for Discretionary Review of Building Permit Application No. 7805482 and 7805483 for 926 and 950 Taraval Street, Corner of 20th Ave.  
Proposal to create a Door Between the Existing Savings and Loan Offices (926) and the Existing Corner Building Containing Retail and Office Spaces.  
Passed Motion for Discretionary Review                      Vote: 5-0
7. DR78.56 - Discretionary Review of Building Permit Application Nos. 7805482 and 7805483 for 926 and 950 Taraval Street, Corner of 20th Avenue.  
Proposal to create a Door Between the Existing Savings and Loan Offices (926) and the Existing Corner Building Containing Retail and Office Spaces.  
DISAPPROVED                      RESOLUTION NO. 8002                      Vote: 5-0
8. DR78.54 - Discretionary Review of Building Permit Application No. 7804686 for 3624 Geary Boulevard for a New Walk-Up Window Facility as Part of Existing Bank and a New Parking Lot.  
(Continued from Meeting of June 15, 1978)  
Passed Motion to Postpone Until Agreement is Reached On Removal of the Billboard.  
  
Vote: 5-0
9. DR78.57 - Consideration of Request for Discretionary Review of Building Permit Application No. 7803511 for 124-126 Church Street Between Duboce and 14th Streets, for Conversion of Ground Level Retail Space to a Restaurant.  
Passed Motion Not to take Discretionary Review      Vote: 5-0
10. DR78.57 - Discretionary Review of Building Permit Application No. 7803511 for 124-126 Church Street between Duboce and 14th Streets, for Conversion of Ground Level Retail Space to a Restaurant.  
NO ACTION TAKEN



June 29, 1978

3:00 P.M.

11. R78.9 - Sale of Property at Southeast Corner of McAllister and Seventh Streets, Lot 2 in Assessor's Block 351, to the Abutting Property at 1114 Market Street.  
Passed Motion to Authorize the Director to Report That the Matter is in Conformity With the Master Plan. Vote: 5-0
12. R78.19 - Sale of 5-Foot Strip on North Side of Clipper Street between the Extension of Hoffman and Homestead Avenues, Lot 17 in Assessor's Block 6542, to the Abutting Property.  
Passed Motion to Authorize the Director to Report that the Matter is in Conformity with the Master Plan. Vote: 5-0
13. R78.21 - Change in Sidewalk Width from  $2\frac{1}{2}$  Feet to 7 Feet on Southeasterly Side of Jessie Street between Ecker Street and 170 Feet Westerly.  
Passed Motion to Authorize the Director to Report that the Matter is in Conformity with the Master Plan. Vote: 5-0
14. R78.11 - Revocable Encroachment Permit on South Side of Vallejo Street West of Battery Street for a Driveway for KPIX.  
Passed Motion to Authorize the Director to Report that the Matter is in Conformity with the Master Plan. Vote: 5-0

Adjourned: 4:10 p.m.

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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING

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THURSDAY  
JULY 6, 1978  
ROOM 282, CITY HALL  
2:00 P.M.

PRESENT: Commissioners Bierman, Miller, Nakashima, Rosenblatt, Starbuck.

ABSENT: Commissioners Dearman and Wentz.

2:00 P.M.

1. Current Matters

A. Director's Report

R. Spencer Steele, Acting Director of Planning, reported that in an informal opinion, the City Attorney's Office had advised that a resolution endorsing Open Space for the North of Balboa Triangle section of the Playland Site, would be unwise. This opinion was based on the fact that the Residential Zoning Study had not indicated public use for the site and the fact that there is an active Conditional Use pending.

The Acting Director reported that the Presidio was proposing to construct twenty (20) units of "guest" housing on the Presidio. This housing is to be replacement housing for Ft. Funston units and will necessitate some demolition on the Presidio. The Commission agreed to calendar a resolution of concern related to this proposal. The resolution, the Commission agreed, would make reference to the fact that the proposed housing is for transients as opposed to family housing, that an additional fifty (50) parking spaces are proposed and that this housing was not in the Presidio Master Plan.

Mr. Robert Passmore, Planner V (Zoning), indicated that the proposed Embarcadero Center No. 4 might require a Conditional Use Authorization for parking facilities and a Street Vacation Referral.

B. Commissioners' Questions and Matters

Commissioner Starbuck said that the Open Space Program was the only real casualty of the response to Jarvis-Gann. He asked the staff to prepare a progress report on the program. The Commission agreed.

JULY 6, 1978

2:30 P.M.

2. CU76.30 - 2301 - 19th Avenue, Southwest Corner of Santiago  
EE76.291 Street.  
Remove Termination Date for a Non Conforming Use  
Gas Station in an R-3, Proposed RH-2 District.  
CONTINUED to September 14, 1978. Vote: 5-0
3. CU78.16 - 2258 - 19th Avenue, Northeast Corner of Santiago  
EE78.72 Street.  
Remove Termination Date for a Non Conforming Use  
Gas Station and Reconstruct the Station in an  
R-3, Proposed RH-2 District.  
CONTINUED to September 14, 1978. Vote: 5-0
4. CU77.27 - 1401 Judah Street, Southwest Corner of 19th Avenue  
EE77.105 Remove Termination Date for a Non Conforming Use  
Gas Station and Remodel the Station in an R-3,  
Proposed RH-2 District.  
CONTINUED to September 14, 1978. Vote: 5-0

3:30 P.M.

5. ZM78.6 - 22 Octavia Street, Northeast Corner of Market  
CU78.23 Street.  
EE78.138 Proposal to Reclassify Property from an R-4,  
Proposed RM-2 District to a C-M District and to  
Construct Two Car Wash Facilities (One Automatic  
and One Self-Service) with Conditional Use  
Authorization.  
DISAPPROVED RESOLUTION NO. 8003 Vote: 5-0  
RECLASSIFICATION
- DISAPPROVED RESOLUTION NO. 8004 Vote: 5-0  
CONDITIONAL USE
6. CU78.25 - 4900 - 4940 Mission Street (through to Alemany  
Boulevard), West Side, 451.5 Feet South of  
Onondaga Avenue.  
Proposal to Modify Prior Stipulations (Resolution  
No. 3374 adopted June 8, 1950) in order to Replace  
the Existing Super Market with a Larger Building  
within 17 Feet of Alemany and with Vehicular  
Access to Parking from Alemany where the 1950  
Resolution Required a 110 Foot Setback and Pro-  
hibited Vehicular Access from Alemany. This is  
a C-2 District except for a 10 Foot Deep Strip  
along Alemany Which is R-1.  
(Note: The applicant has requested that the Matter  
be continued to July 27, 1978.)  
CONTINUED to July 27, 1978. Vote: 5-0

JULY 6, 1978

7. CU78.31 - Knott Court, a Cul-De-Sac Proceeding Southwest  
EE78.171 from Watt Avenue, South of Hanover Street.  
Proposal to Subdivide the Subject Property into  
Nine 2500 Square Foot Lots Rather Than Seven  
Larger Lots.  
APPROVED RESOLUTION NO. 8005 Vote: 5-0
8. CU78.28 - 2828 San Jose Avenue, Northeast of Sadowa Street.  
EE78.181 Increase the Number of Elderly Patients in a  
Residential Care Facility from Six to Nine in an  
R-3, Proposed RH-2 District.  
APPROVED RESOLUTION NO. 8006 Vote: 5-0

4:00 P.M.

9. CU78.29 - 765 Minna Street, Northeast of Ninth Street.  
EE78.182 Conversion to a Dwelling, the Second Floor of an  
Existing Building in a C-3-S District.  
APPROVED RESOLUTION NO. 8007 Vote: 5-0
10. CU78.33 - 940 Grove Street, Northeast Corner of Steiner  
EE78.185 Street.  
Remodeling for Residential Care Facility for  
Approximately 23 Autistic Children with Related  
Administrative Offices in an R-5, Proposed RH-3  
District.  
APPROVED RESOLUTION NO. 8008 Vote: 5-0
11. Resolution Authorizing the Director to Let a Contract Under  
the EDA 302 Planning Grant to Fullerton-Mills Associates to  
Provide Industrial Rehabilitation and New Development Market  
Feasibility and Re-Use Feasibility Analysis.  
APPROVED RESOLUTION NO. 8009 Vote: 5-0
12. Resolution Authorizing the Director to Let a Contract Under  
the EDA 302 Planning Grant to Bring Walter D'Lessio, Director  
of the Philadelphia Economic Development Corporation and the  
President of the National Council for Urban Economic Develop-  
ment, to Provide a One and One-half Day Consultation on  
Industrial Rehabilitation Financing Strategies.  
APPROVED RESOLUTION NO. 8010 Vote: 4-1  
(Voting Yes: Commissioners Bierman, Miller, Nakashima,  
Rosenblatt; voting No: Commissioner Starbuck.)

5:30 P.M.

13. Public Hearing to Consider the Completed Elsie Street Study.  
PASSED MOTION to permit the Administrative Secretary to make  
a Tape Recording of the Public Hearing to Consider the Com-  
pleted Elsie Street Study. Vote: 5-0  
CONTINUED to July 13, 1978. Vote: 4-0

Adjourned: 9:05 P.M.





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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
JULY 13, 1978  
ROOM 282, CITY HALL  
1:30 P.M.

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PRESENT: Commissioners Bierman, Dearman Miller, Nakashima, Rosenblatt, Starbuck, Straus.

1:30 P.M.

1. Current Matters

A. Director's Report

R. Spencer Steele, Acting Director of Planning, announced that the Implementation Committee would meet on July 19, 1978, at 11:00 a.m. The subject of the meeting would be a staff report on the Commerce and Industry Zoning Study.

- a. Staff report concerning acquisition of Open Space Program (Prop. J) in light of Proposition 13 budget reductions.

NO ACTION TAKEN

- b. Resolution setting policy of Discretionary Review on Sacramento Street between Maple and Lyon, for all new, relocated or expanded bars, restaurants and places of entertainment, for all commercial uses which would expand the use of the ground floor to more than 75% of the lot and all commercial uses which would convert an upper story of a building.

APPROVED

RESOLUTION NO. 8011

Vote: 7-0

- c. ZM78.10 - Consideration of Draft Resolution to Initiate Reclassification of Property North of 300 Santa Rosa Avenue with Frontage also on Pilgrim Avenue; Lots 23, 24 and 26 in Assessor's Block 6793.  
(This is a companion application to application CU78.38 for authorization to use this property as a parking lot for a church at 1825 San Jose Avenue.)

Proposal to Reclassify Property from a Recommended P District to a Recommended RH-1 District.

APPROVED

RESOLUTION NO. 8012

Vote: 7-0

## B. Commissioners' Questions and Matters

President Rosenblatt reminded the Commission that it had approved a resolution endorsing the Mayor's Concept of a local transportation department and commission. He said the Legislation and Personnel Committee had voted to change the Mayor's proposal to include a provision eliminating ex-officio participation from appointed Commissions.

President Rosenblatt asked if there was a motion of sentiment in favor of the original proposal which went to the Committee. Commissioner Bierman moved, Commissioner Dearman seconded and the motion in favor of the original proposal was carried by a vote of 6-1. (Voting yes: Commissioners Bierman, Dearman, Miller, Nakashima, Rosenblatt, Straus; Voting no: Commissioner Starbuck.)

Commissioner Starbuck asked the Acting Director if the Commission had any jurisdiction over the proposed sale of School District property at 135 Van Ness Avenue. The Acting Director said that he thought not but that he would inquire further.

Consideration of resolution regarding a proposal to construct a 20-Unit Guest House in the Presidio, pursuant to the Office of Management and Budget Circular A-95.

APPROVED                      RESOLUTION NO. 8013                      Vote: 6-1  
(Voting yes: Commissioners Bierman, Dearman, Nakashima, Rosenblatt, Starbuck, Straus; Voting no: Commissioner Miller.)

With respect to the Rent Survey being undertaken in the North of Market "RAP" area, Commissioner Bierman asked Assistant Director Williams to report in two (2) weeks if any jurisdictional problems arise.

Commissioner Dearman asked if the proposed Affirmative Action/Equal Employment Opportunity Plan would be calendared. President Rosenblatt asked the Secretary to calendar the matter.

2:00 P.M.

2. RS78.29 - Public Hearing on Tentative Map for 8-Unit Condominium Conversion Subdivision at 1824 Jackson Street; Lot 1E in Assessor's Block 593.

APPROVED                      RESOLUTION NO. 8014                      Vote: 7-0

JULY 13, 1978

3. RS78.42 - Public Hearing on Tentative Map for 6-Unit Condominium Conversion Subdivision at 2310 Hyde Street; Lot 29 and 30 in Assessor's Block 68.  
APPROVED RESOLUTION NO. 8015 Vote: 7-0
4. CU78.24 - 3773 Sacramento Street, Marshall Hale Memorial Hospital; Lots 27 and 28 in Assessor's Block 1017; Partly in an R-4 and Partly in R-3 District Proposed to be Reclassified to an RM-2 District.

Proposal to Enlarge the Existing Hospital Facilities by Adding a New Doctor's Lecture Room and a Radiology Office.

CONTINUED to August 10, 1978 Vote: 5-2  
(Voting yes: Commissioners Bierman, Dearman, Rosenblatt, Starbuck, Straus; Voting no: Commissioners Miller, Nakashima.)

2:30 P.M.

5. Consideration of Endorsement of Chinatown Neighborhood Improvement Plan.  
(Continued from the Meeting of June 15, 1978.)  
APPROVED AS AMENDED RESOLUTION NO. 8016 Vote: 7-0

3:30 P.M.

6. ZM78.7 - Former Playland at the Beach, Bounded Generally by  
ZM77.7 Fulton Street, Great Highway, Sutro Heights Park  
ZM75.19 and La Playa, including Both Sides of La Playa  
ZM77.96 between Balboa and Cabrillo; Lots 19, 25 and 35 in  
Block 1596 and All of Blocks 1592, 1595 and 1692.  
Consideration of Three Proposals to Reclassify the  
Subject Property from a C-2 District to an R-1 or  
an R-1-D District.  
(Continued from the Meeting of June 22, 1978.)  
CONTINUED to August 10, 1978. Vote: 7-0
7. ZT77.1 - Proposed Amendments to the Text of the City Planning  
Code, Section 221 and Other Sections as Necessary to  
Restrict the Location of Adult Bookstores and En-  
counter Studios.  
(Continued from the Meeting of June 22, 1978.)  
CONTINUED to August 13, 1978 Vote: 7-0

4:00 P.M.

8. Consideration of the Completed Elsie Street Study.  
(Continued from the Meeting of July 6, 1978.)  
APPROVED AS AMENDED RESOLUTION NO. 8017 Vote: 6-1  
(Voting yes: Commissioners Bierman, Dearman, Nakashima, Rosenblatt, Starbuck, Straus, Voting no: Commissioner Miller.)

Adjourned: 8:00 P.M.



SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
JULY 20, 1978  
ROOM 282, CITY HALL  
12:00 NOON

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PRESENT: Commissioners Bierman, Dearman, Miller, Nakashima, Starbuck, Straus.

ABSENT: Commissioner Rosenblatt.

12:00 NOON

2. Current Matters

A. Director's Report

- a. Consideration of a Resolution to Authorize the Director of Planning to Contract with Carl Anthony, Professor of Architecture at Berkeley, to Provide Store Facade Design and Merchandising Consultation on Third Street Improvement Program.  
APPROVED RESOLUTION NO. 8018 Vote: 6-0

- b. Report on New Savings and Loan and Branch Bank Location Applications.

Mr. R. Spencer Steele, Acting Director of Planning, reported on new Savings and Loan and Branch Bank location applications and other cases. These included Gibraltar Savings and Loan, World Savings and Loan, Golden Coin Savings and Loan, Oil Can Harry's, Church's Chicken, Fast Food Restaurant, Coffee Shop and Restaurant. The Commission was asked if any of these cases had a potential for Discretionary Review.

The Commission expressed the opinion that consideration of Discretionary Review would be taken up as and when the cases were calendared.

Mr. Steele reported that Mr. Passmore and Mr. Winogrand of the Department of City Planning had presented the Residential Zoning Study to the Planning, Housing and Development Committee of the Board of Supervisors last Tuesday at which time general testimony was given. He further informed the Commission that four public hearings were scheduled to take place soon between the hours of 6 and 10 in the main chamber of the Board of Supervisors.

Mr. Steele reported that the Presidio of San Francisco had developed a Five-Year Woodlands Management Plan which had been reviewed by Marie Zeller, Planner III, and asked her to give the Commission an analysis of the situation.



Marie Zeller, outlining the Plan, said that it would involve removal of suppressed and dying trees in thickly wooded areas to ensure that larger trees would grow in a healthy fashion. The trees leaning over, she said, would be cut down in order to prevent them from being a hazard during the period of high winds. She further said that many young trees and shrubs would be planted to fill the gaps in the woods or to replace dead or diseased trees.

Referring to the rare plant *Clarkia Francisca* which exists only in Presidio, she said that the thinning operation, envisaged in the Plan, would not affect this plant. She said it was interesting to note that approximately 50% of the rare and endangered plant species listed in the San Francisco area, occurred in the Presidio vicinity.

Mr. Steele reported that the Department had received a new building permit application in connection with a property at 145 Carmel which was considered for Discretionary Review by the Commission under Building Permit Application No. 7705621, last year. The Commission, he said, had then disapproved the two-unit dwelling but had approved a single-family dwelling subject to conditions as set forth under Resolution No. 7763. The new building permit application was for single-family dwelling.

Members of the Commission were unanimous in their opinion that the matter be put on calendar for consideration of Discretionary Review.

Mr. Steele proposed that in view of the fact that there were five Thursdays in August, the Commission Meeting on August 17 not be scheduled. It was moved by Commissioner Bierman, seconded by Commissioner Nakashima, and carried unanimously that there be no Commission meeting on August 17.

#### B. Commissioners' Questions and Matters

Commissioner Starbuck said that he had received a request from Sue Hestor of the West Bay Health System Agency, to speak about the conditional use application of Children's Hospital and invited her to address the Commission.

Ms. Hestor said that she wanted clarification of the time allowed the agency to review the conditional use application of the Children's Hospital. She said that according to City Planning Code, the time limit for submission or review was 75 days from their receipt of the conditional use application. However, she said, she understood that the draft EIR would not be ready until October/November and that in the absence of data, they would not be in a position to evaluate the situation. In this connection she also mentioned the Marshall Hale Memorial Hospital's proposal to enlarge the Hospital's facilities.

It was the consensus of the Commissioners' opinion that an EIR be certified before the Commission takes any testimony.

Commissioner Dearman announced that the next item to be considered by the Commission would be No. 5.

2:00 P.M.

5. EEF77.379A - Public Hearing on Appeal of Preliminary Negative Declaration for Access Ramp at M. H. de Young Memorial Museum, Golden Gate Park, Assessor's Block 1700, an Elevated Double Ramp 14½ Feet in Width.  
NEGATIVE DECLARATION UPHELD RESOLUTION NO. 8019 VOTE: 4-1  
(Voting Yes; Commissioner Miller, Nakshima, Starbuck, Straus; voting No: Commissioner Bierman.)
3. Staff Report on Solar Energy Issues in San Francisco - Master Plan and City Planning Code Implementation.  
(Continued from the Meeting of June 15, 1978.)  
POSTPONED Vote: 4-0
4. Staff Presentation of the Issues Identification for the Local Coastal Plan for San Francisco.

Marie Zeller, Planner III, Department of City Planning, in summarizing the Local Coastal Plan, said that the Coastal Act of 1976 required each City and County within the State to formulate their own local coastal plan within the framework of Coastal Act policies.

She drew the attention of the Commission to pages 29 and 30 of the Local Coastal Plan dealing with Summary of Key Issue which primarily concern those issues that need planning and consideration to resolve existing and future problems.

Ms. Zeller suggested that the Plan be formally presented to the Commission in a month's time for their approval and subsequent presentation to the Regional Coastal Commission. She requested the Commission to get in touch with her in case they had any comments in regard to the Plan.

Adjourned: 5:10 p.m.



SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
JULY 27, 1978  
ROOM 282, CITY HALL  
1:00 P.M.

DOCUMENTS DEPT.

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SAN FRANCISCO  
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PRESENT: Commissioners Bierman, Miller, Nakashima, Rosenblatt, Starbuck, Matoff.

ABSENT: Commissioner Dearman.

1:00 P.M.

1. Current Matters

A. Director's Report

Consideration of Resolution Authorizing the Director to Enter into Contract with Tudor Engineering to Conduct the Chinatown Circulation Study.

APPROVED

RESOLUTION NO. 8020

Vote: 4-1

(Voting Yes: Commissioners Bierman, Nakashima, Rosenblatt, Matoff; Voting No: Commissioner Starbuck.

With respect to development proposals of the St. Francis Hospital, President Rosenblatt requested that the matter be formerly calendared.

1:30 P.M.

2. ZM78.3 - Commercially Zoned Property on Both Sides of Sacramento Street Between Maple and Lyon Streets; Part of Blocks 1007, 1008, 1009, 1010, 1011, 1012, 1018, 1019, 1020, 1021 and 1022.  
EE78.62 Reques' to Reclassify the Subject Property from a C-2 District to an R-3-C District.  
(Continued from the Meeting of June 22, 1978.)  
Passed Motion to CONTINUE to August 3, 1978 with Intent to Approve Reclassification. Vote: 5-1  
(Voting Yes: Commissioners Bierman Matoff, Miller, Rosenblatt, Starbuck; Voting No: Commissioner Nakashima.)
3. CU78.25 - 4900-4940 Mission Street (through to Alemany Boulevard West Side, 461.5 Feet South of Onondaga Avenue.  
Proposal to Modify Prior Stipulations (Resolution No. 3374 adopted June 8, 1950) in order to Replace the Existing Super Market with a Larger Building with in 17 Feet of Alemany and with Vehicular Access to Parking from Alemany where the 1950 Resolution Required a 110 Foot Setback and Prohibited Vehicular

JULY 27, 1978

3. Continued- Access from Alemany.  
This is a C-2 District except for a 10 Foot Deep Strip along Alemany Which is R-1.  
(Continued from the Meeting of July 6, 1978.)  
CONTINUED to October 5, 1978 Vote: 6-0

2:30 P.M.

4. RS78.44 - Public Hearing on Tentative Map for 7-Unit Condominium Conversion Subdivision at 1107-C9 Oak Street (Phelps Plaza East), Lot 32 in Assessor's Block 1218. The Applicant has requested that the Matter be continued indefinitely.  
CONTINUED INDEFINITELY Vote: 6-0
5. RS78.47 - Public Hearing on Tentative Map for 8-Unit Condominium Subdivision at 11 High Street; Lot 15 in Assessor's Block 2849.  
APPROVED RESOLUTION NO. 8021 Vote: 6-0
6. RS78.49 - Public Hearing on Tentative Map for 5-Unit Condominium Subdivision at 1989 Eddy Street at Broderick Street; Lots 18-22 in Assessor's Block 1129.  
APPROVED RESOLUTION NO. 8022 Vote: 5-1  
(Voting Yes: Commissioners Bierman, Matoff, Miller, Nakashima, Rosenblatt; Voting No: Commissioner Starbuck.)

2:45 P.M.

7. RS78.32 - Public Hearing on Tentative Map for 13-Unit Condominium Conversion Subdivision at 1966 Pacific Avenue; Lot 6 in Assessor's Block 577.  
DISAPPROVED RESOLUTION NO. 8023 Vote: 3-3  
(Voting Yes: Commissioners Miller, Nakashima, Rosenblatt; Voting No: Commissioners Bierman, Matoff, Starbuck.)
8. RS78.43 - Joint Public Hearing with the Department of Public Works on Tentative Map for 41-Unit Condominium Conversion Subdivision at 2415 Van Ness Avenue; Lot 3 in Assessor's Block 546 (The Van Green.)  
APPROVED RESOLUTION NO. 8024 Vote: 6-0

3:30 P.M.

9. RS78.31 - Public Hearing on Tentative Map for 20-Unit Condominium Conversion Subdivision at 2299 Sacramento Street Lot 10 in Assessor's Block 638.  
DISAPPROVED RESOLUTION NO. 8025 Vote: 3-3  
(Voting Yes: Commissioners Miller, Nakashima, Rosenblatt; Voting No: Commissioners Bierman, Matoff, Starbuck.)



10. RS78.34 - Public Hearing on Tentative Map for 14-Unit Condominium Conversion Subdivision at 955-59 Corbett Avenue; Lot 21 in Assessor's Block 2808.  
APPROVED RESOLUTION NO. 8026 Vote: 4-2  
(Voting Yes: Commissioners Matoff, Miller, Nakashima, Rosenblatt; Voting No: Commissioners Bierman, Starbuck.)
11. RS78.45 - Public Hearing on Tentative Map for 5-Unit Condominium Conversion Subdivision at 170 Corwin Street; Lot 22 in Assessor's Block 2714.  
APPROVED RESOLUTION NO. 8027 Vote: 4-2  
(Voting Yes: Commissioners Matoff, Miller, Nakashima, Rosenblatt; Voting No: Commissioners Bierman, Starbuck.)
- 4:00 P.M.
12. DR78.61 - Consideration of Discretionary Review of Building Permit Application No. 7805443 for a Single-Family Dwelling at 145 Carmel Street; Lot 40 in Assessor's Block 1294.  
(Commission Resolution No. 7763 approved any single-family dwelling at this location to be filed under Building Permit Application No. 7705621.)  
PASSED MOTION to take Discretionary Review Vote: 4-1  
(Voting Yes: Commissioners Bierman, Matoff, Nakashima, Rosenblatt; Voting No: Commissioner Miller.)
13. DR78.61 - Discretionary Review of Building Permit Application No. 7805443 for a Single-Family Dwelling at 145 Carmel Street; Lot 40 in Assessor's Block 1294.  
APPROVED RESOLUTION NO. 8028 Vote: 4-1  
(Voting Yes: Commissioners Matoff, Miller, Nakashima, Rosenblatt; Voting No: Commissioner Bierman.)

1.B. Commissioners' Questions and Matters

President Rosenblatt instructed the Acting Director to have the appropriate staff person inquire into a landscaping proposal for the Presidio.

Adjourned: 8:40 P.M.



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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
AUGUST 3, 1978  
ROOM 282, CITY HALL  
1:30 P.M.

AUG 4 1978

DOCUMENTS DEPT  
CITY PLANNING

PRESENT: Commissioners Bierman, Dearman, Matoff, Mignola, Nakashima, Rosenblatt and Starbuck.

1:30 P.M.

1. Current Matters

A. Director's Report

With respect to the Commission's Discretionary Review of Building Permit Application No. 7805443, it was moved by Commissioner Nakashima, seconded by Commissioner Mignola and passed unanimously to amend City Planning Commission Resolution No. 8028 to require that a notice be attached to the land records to indicate the proposed structure is to be and will remain a single-family dwelling.

B. Commissioners' Questions and Matters

With respect to the Northeastern Waterfront Advisory Committee, it was moved by Commissioner Dearman, seconded by Commissioner Nakashima and passed unanimously to appoint Mr. David Chang to the Committee.

Commissioner Starbuck requested that the staff arrange to have a representative of the Redevelopment Agency give the Commission a status report on the proposed development of Senior Citizens' housing at Sacramento and Stockton Streets.

Commissioner Bierman requested that Plans and Programs staff report to the Commission on the proposed 4th Street on-ramp to the No. 280 Freeway and other transportation issues related to that entire area.

The Commission requested that the staff make a status report on the Rehabilitation Finance Study.

2:00 P.M.

2. S78.2 - 1007 Taraval, Southwest Corner of 20th Avenue; Lot 1 in  
EE78.95 Assessor's Block 2405.  
Proposal to Abolish a 15-Foot Setback along 20th Avenue.  
(Continued from the Meeting of June 1, 1978.)  
CONTINUED TO August 31, 1978.

Vote: 7-0

AUGUST 3, 1978

2:00 P.M. (Cont)

3. CU78.36 - 2400 Geary Boulevard, Northwest Corner of Baker Street; Lot 8  
EE78.231 in Assessor's Block 1081.  
Proposal to establish a Private ELEMENTARY SCHOOL for 25  
Children in an R-4, Proposed RH-3 District.  
APPROVED RESOLUTION NO. 8029 Vote: 7-0
4. DR78.59(CU) - 2224 Sacramento Street, North Side, 68.75 Feet East of Buchanan  
EE78.230 Street; Lot 6 in Assessor's Block 627.  
Proposal to Conduct a BOARDING HOUSE With 10 Guest Rooms in an  
R-3, Proposed RH-2 District.  
APPROVED RESOLUTION NO. 8030 Vote: 7-0

3:00 P.M.

5. DR78.60(CU) - 2333 Vallejo Street, Southwest Corner of Fillmore; Lots 1 & 24  
EE78.226 in Assessor's Block 563  
Proposal to Enlarge a CHURCH in an R-2, Proposed RH-1 District.  
APPROVED RESOLUTION. 8031 Vote: 7-0
6. DR78.58(CU) - Brotherhood Way between 777 & 855; Lot 26 in Assessor's Block  
EE78.239 7380.  
Proposal to Construct an ELEMENTARY SCHOOL and a CHURCH in an  
R-1-D, Proposed RH-1-D District.  
APPROVED RESOLUTION NO. 8032 Vote: 7-0
7. ZM78.10 - Vacant BARTD Property North of 300 Santa Rosa Avenue with Frontage  
CU78.38 also on Pilgrim Avenue; Lots 23, 24 & 26 in Assessor's Block 6793.  
EE78.249 Proposal to reclassify Property from a Recommended P District to  
a Recommended RH-1 District, an Existing R-1 District and a Pro-  
posal to Use the Property for a Parking Lot for a Church at  
1825 San Jose Avenue.  
APPROVED RESOLUTION NO. 8033 Vote: 6-0
8. CU78.35 - 4080 Mission Street, Northwest Side Adjacent to Freeway 280;  
EE78.242 Lot 60 in Assessor's Block 6748.  
Proposal to Enlarge an Existing COMMUNITY CENTER Building  
(Mission Street YMCA) by Adding a Multi-Use Room for Senior  
Citizen Activities and by Improving the Playground for Children.  
APPROVED RESOLUTION NO. 8034 Vote: 6-0

4:00 P.M.

9. ZT77.1 - Proposed Amendments to the Text of the City Planning Code, Section  
221 and Other Sections as Necessary to Restrict the Location of  
Adult Book Stores and Encounter Studios.  
(Continued from the Meeting of July 13, 1978.)  
CONTINUED to September 28, 1978.

Vote: 6-0

4:00 P.M. (Cont)

10. DR78.54 - Discretionary Review of Building Permit Application No. 7804686 for 3624 Geary Boulevard for a New Walk-Up Window Facility as Part of Existing Bank and a New Parking Lot.  
(Continued from the Meeting of June 29, 1978.)  
APPROVED RESOLUTION NO. 8035 Vote: 5-2  
(Voting Yes: Commissioners Bierman, Dearman, Mignola, Nakashima and Rosenblatt. Voting No: Commissioners Matoff and Starbuck.)

4:30 P.M.

11. Consideration of Endorsement of the Potrero Hill Neighborhood Improvement Plan.  
APPROVED RESOLUTION NO. 8036 Vote: 7-0
12. ZM78.3 - Commercially Zoned Property on Both Sides of Sacramento Street  
EE78.62 Between Maple and Lyon Streets; Part of Blocks 1007, 1008, 1009, 1010, 1011, 1012, 1018, 1019, 1020, 1021 and 1022.  
Request to Reclassify the Subject Property from a C-2 District to an R-3-C District.  
Continued from the Meeting of July 27, 1978.)  
APPROVED RESOLUTION NO. 8037 Vote: 6-1  
(Voting Yes: Commissioners Bierman, Dearman, Matoff, Mignola, Rosenblatt and Starbuck. Voting No: Commissioner Nakashima.)

The Meeting was adjourned at 6:20 p.m.





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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
AUGUST 10, 1978  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

APR 25 1980

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PRESENT: Commissioners Bierman, Dearman, Matoff, Mignola, Nakashima,  
Rosenblatt, Starbuck.

1:30 P.M.

1. Current Matters

A. Director's Report

Information Presentation by Staff of San Francisco  
Redevelopment Agency on the Sacramento and Stockton  
Streets Redevelopment Project.

POSTPONED

With respect to permits in C-1 and C-2 districts,  
being held by the Department, Commissioner Bierman ex-  
pressed concern about the Red Roof at 1801 Ocean. R.  
Spencer Steele, Acting Director, agreed to consult with  
the neighborhood to see if it had any concerns. This,  
he said, would be done before the approval of any permit.

B. Commissioners' Questions and Matters

Commissioner Starbuck indicated that the Commission's  
Discretionary Review powers would be considered by the  
Government Services Committee of the Board, at its next  
meeting.

With respect to Commissioner Bierman's request for a  
staff report on the 4th Street Ramp to I-280, the Acting  
Director agreed to send a letter, indicating the Commission's  
and Department's concern, to CALTRANS. He said that a copy  
of the letter would go to Supervisors Gonzales and Feinstein  
and to the PH&D Committee of the Board.

Commissioner Starbuck asked that the staff bring to the  
Commission its recommendations related to passive solar  
systems in rear yards.

In the context of development of the Northeastern Water-  
front and the work of the Northeastern Waterfront Advisory  
Committee, President Rosenblatt asked that the Landmarks  
Preservation Advisory Board report to the Commission on the  
Port's proposed Promenade extending from the Ferry Building  
to Pier 24.

Responding to a request from Commissioner Starbuck, the Acting Director agreed to invite the appropriate Re-development Agency official to report to the Commission, on the elderly housing proposal for Sacramento and Stockton Streets. The Acting Director indicated that Mr. Richard Alvarez, President of RA Development Inc., was present and wished to speak.

Mr. Alvarez had appeared before the Commission to oppose a resolution that endorsed the Elsie Street Development Study of the Elsie Street Group of the Bernal Heights area. The resolution, No. 8017, instituted a neighborhood development review board for the 100 block of Elsie Street.

Mr. Alvarez said that he understood that he could not appeal the Commission's decision until he had exhausted his "administrative remedies". That amounted, he thought, to a request to the Commission for a rehearing.

President Rosenblatt said that it had not been the practice of the Commission to rehear or rescind a vote on a matter once it had been heard.

He said that the Commission had heard of Mr. Alvarez's opposition to the resolution and the neighborhood review board. President Rosenblatt said that it did not seem appropriate that the Commission rescind its vote or that it get a City Attorney's opinion where it did not request one initially.

President Rosenblatt asked if there was any action from the Commission with respect to the request to rehear the matter related to Commission Resolution No. 8017.

Commissioner Starbuck moved for denial of the request for a rehearing on Commission's Resolution No. 8017. The matter has been duly heard, he said. The motion was seconded by Commissioner Nakashima and passed unanimously.

2:00 P.M.

2. LM77.7 - 1105 Battery Street, Independent Wood Company Building (Cargo West) Assessor's Block 107, Lot 6.  
Proposal to Designate This Building and Site as a Landmark.  
APPROVED RESOLUTION NO. 8038 Vote: 7-0
3. LM77.10 - 1298 Sacramento Street, Chambord Apartments, Assessor's Block 221, Lot 89.  
Proposal to Designate This Building and Site as a Landmark.  
APPROVED RESOLUTION NO. 8039 Vote: 7-0

4. LM78.2 - 1190 Fillmore Street, Market Street Municipal Railway Station, Assessor's Block 755, Portion of Lot 13. Proposal to Designate This Building and Site as a Landmark.

APPROVED

RESOLUTION NO. 8040

Vote: 7-0

5. RS78.30 - 1200 Sacramento Street, Northwest Corner at Taylor Street, Lot 3C in Assessor's Block 221. A Tentative Map Involving the Condominium Subdivision of This Property into 23-Units and Consistency of the Subdivision with the Master Plan.

POSTPONED until August 31, 1978

Vote: 7-0

The Acting Director indicated that the applicant had requested postponement and that he had signed an extension.

2:30 P.M.

6. ZM78.7 - Former Playland at the Beach, Bounded Generally By  
ZM77.7 Fulton Street, Great Highway, Sutro Heights Park, and  
ZM75.19 La Playa, Including Property Fronting on Both Sides of La Playa Between Balboa and Cabrillo Streets; Lots 19, 25 and 35 in Assessor's Block 1596; and All of Assessor's Block 1592 and 1692. Change of the Use (Zoning Classification of This Property from a C-2 Business District to an R-1, One-Family Residential or to an R-1-D, One-Family Residential, (Detached Dwelling) District.) (Continued from the Meeting of June 22, 1978.)

DISAPPROVED

RESOLUTION NO. 8041

Vote: 7-0

7. EE78.178 - Former Playland at the Beach, Bounded Generally By Fulton Street, Great Highway, Sutro Heights Park, and La Playa, Including Property Fronting on Both Sides of La Playa Between Balboa and Cabrillo Streets; Lots 19, 25 and 35 in Assessor's Block 1596; And All of Assessor's Block 1592 and 1692. Appeal of a Determination that an EIR is Required for a Planned Unit Development Consisting of 540 Condominiums, 106 Rental Units for the Elderly, About 75,000 Square Feet of Commercial Space and About 790 Parking Spaces, All at Former Playland at the Beach. DISAPPROVED Appeal and Affirmed Staff's Determination that an EIR is Required. RESOLUTION NO. 8042 Vote: 7-

3:30 P.M.

8. CU78.24 - 3773 Sacramento Street, Marshall Hale Hospital; Lots 27 and 28 in Assessor's Block 1017; Partly in an R-3 and Partly in an R-4 Zoning District. Proposal to Enlarge the Existing Hospital Facilities by Adding a New Doctor's Lecture Room and a Radiology Office.

(Continued from the Meeting of July 13, 1978.)

CONTINUED to November 2, 1978.

Vote: 4-2

(Voting Yes: Commissioners Bierman, Matoff, Mignola, Rosenblatt; Voting No: Commissioners Nakashima, Starbuck.)

8. Continued - Also to Consider a Request to Modify the City Planning Resolution No. 6248 Adopted in 1968 Which Authorized the Subject Hospital to Construct 150 Acute Care Beds in a New North Wing to be Converted to Extended Care Beds. Although the Conversion to Extended Beds Did Not Take Place, the Rooms Which Contain These Beds Are Now Being Enlarged to Accommodate 63 Acute Care Beds to Make a Total of 214 Acute Care Beds in the Hospital. Such Authorization Would Be Consistent With the License Already Issued For This Hospital By the State Department of Public Health.
- CONTINUED to November 2, 1978.                      Vote: 6-0

4:00 P.M.

9. CU78.39 - 1740 Army Street, North Side Between Missouri and  
EE78.250 Mississippi Streets; Lot 1 in Assessor's Block 4288;  
in an M-2 Heavy Industrial District.  
Proposal to Authorize an AUTOMOBILE WRECKING Business  
in Existing Building on the Property.  
APPROVED                      RESOLUTION NO. 8043                      Vote: 6-0
10. DR78.64 - Mission and Capp Streets Between 16th and 17th Streets;  
EE78.237 Lots 24, 26, 27, 32, 34 and 37 in Assessor's Block 3570  
Building Permit Application No. 7806570 for an 82-Unit  
Elderly Housing Building and a 50-Unit Family Housing  
Building Over Off-Street Parking and Commercial Space;  
Discretionary Review of Proposed Density in a CM Dis-  
trict; Formerly the Site of Lachman Brother Furniture  
Store.  
APPROVED                      RESOLUTION NO. 8044                      Vote: 5-0

4:30 P.M.

11. DR78.65 - Consideration of Discretionary Review of Building Per-  
mit Application No. 7803790 for a Two-Family Dwelling  
at 1258 Stanyan Street; Lot 48 in Assessor's Block 1289.  
PASSED MOTION Not to Take Discretionary Review. Vote: 5-0
12. DR78.65 - Discretionary Review of Building Permit Application No.  
7803790 for a Two-Family Dwelling at 1258 Stanyan  
Street; Lot 48 in Assessor's Block 1289.  
NO ACTION TAKEN

Adjourned:                      6:10 P.M.



SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
AUGUST 24, 1978  
ROOM 282, CITY HALL  
1:00 P.M.

DOCUMENTS DEPT.

APR 25 1980

SAN FRANCISCO  
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Dearman, Matoff, Miller, Rosenblatt, Starbuck.

1:00 P.M.

1. Current Matters

A. Director's Report

a. Presentation of Historic Preservation Loan Program

NO ACTION TAKEN

b. Staff Report on Possible Implementation of Auto Restrictive Zone in Downtown San Francisco.

NO ACTION TAKEN

With respect to permits in C-1 and C-2 districts, Commissioner Bierman asked that the staff examine the Caravan Lodge proposal at 601 Eddy Street. President Rosenblatt said that, in a letter to the Commission, the Union Street Merchants Association, had expressed concern about a retail development proposal at 2145 Union Street.

Commissioner Starbuck asked the staff to report to the Commission on its recent use of Discretionary Review.

The Director noted that Kit Herman, Planner II, had resigned. Also, he introduced Mary Gainer, the Department's only summer intern.

B. Commissioners' Questions and Matters

Commissioner Starbuck said that the "tires" which constitute the floating breakwater of the Pier 39 project, contained foam. He asked that the EIR staff check with BCDC since the EIR made no reference to foam.

Commissioner Starbuck requested a list of consultant contracts awarded by the Department and those Co-sponsored by the Department since 1976. The list, he said, should include the amount and subject of the contract.

Responding to an inquiry from Commissioner Starbuck, R. Spencer Steele, Zoning Administrator, said that he would get a City Attorney's opinion on the possible lifetime of a variance.

AUGUST 24, 1978

Consideration of a Resolution Urging the S.F. Redevelopment Agency to Accelerate the Development Process for Elderly Housing at the Sacramento and Stockton Streets Site.

APPROVED

RESOLUTION NO. 8045

Vote: 6-0

2:00 P.M.

2. Informational Presentation of the Master Plan for the San Francisco Executive Park, a Development of the Yerly Corporation, in Compliance with City Planning Commission Resolution No. 7547.  
NO ACTION TAKEN

3. Consideration of Initiation of a Modification to a Portion of the 80 X Height and Bulk District in the Civic Center Area.

APPROVED

RESOLUTION NO. 8046

Vote: 6-0

2:30 P.M.

4. DR78.66 - Consideration of Discretionary Review of Building Permit Application No. 7804316 for 1500 Polk Street at the Corner of California.  
Proposed Addition to Existing Savings and Loan Association and Removal of Parking Lot.  
PASSED MOTION to Take Discretionary Review      Vote: 6-0
5. DR78.66 - Discretionary Review of Building Permit Application No. 7804316 for 1500 Polk Street at the Corner of California.  
Proposed Addition to Existing Savings and Loan Association and Removal of Parking Lot.  
DISAPPROVED      RESOLUTION NO. 8047      Vote: 3-3  
(In accordance with City Planning Commission rules and regulations, a tie vote on any matter before the Commission shall be deemed to be a disapproval.)
6. Staff Report on the 4th Street Ramp to I-280 and Related Waterfront Transportation Issues.  
NO ACTION TAKEN.  
Commissioner Starbuck asked the staff to bring to the Commission a resolution related to the 4th Street Ramp to I-280.
7. Staff Presentation on Solar Energy Issues in San Francisco - Master Plan and City Planning Code Implications.

Commissioner Starbuck asked and the Commission agreed to have the staff bring to the Commission alternative proposals for amending the City Planning Code to encourage solar systems and to alleviate difficulties now existing for those who wish to install passive solar systems. One alternative was to stress Exemptions for solar collector's from floor area ratio limits and for solar greenhouses from rear yard and setback requirements. The other alternative was to stress A Simple Variance Procedure for any solar system which, because of yard or setback requirements, would have to be considered as a variance.

3:30 P.M.

8. DR78.62 - Consideration of Discretionary Review of Building Permit  
Application No. 7807390 for 2275 Market Street.  
Proposed Disco/Bar and Two Retail Shops.  
PASSED MOTION to Take Discretionary Review                      Vote: 6-0
9. DR78.62 - Discretionary Review of Building Permit Application No.  
7807390 for 2275 Market Street.  
Proposed Disco/Bar and Two Retail Shops.  
DISAPPROVED                      RESOLUTION NO. 8048                      Vote: 6-0

Adjourned: 7:30 P.M.



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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
AUGUST 31, 1978  
ROOM 282, CITY HALL  
12:00 NOON

DOCUMENTS DEPT.

APR 25 1980

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PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Dearman, Matoff, Miller, Nakashima, Rosenblatt, Starbuck.

Approval of Minutes

Minutes of the Special Meeting of June 27, 1978, to be considered for approval.

APPROVED AS SUBMITTED.

12:00 Noon - Field Trip

1. Members of the Commission and staff departed from 100 Larkin Street at 12:00 noon to take a field trip to visit sites of September Zoning Cases.

1:30 P.M.

2. Current Matters

A. Report of the Director of Planning

The Commission agreed that an Implementation Committee meeting would be scheduled for September 14, 1978, at 10:00 a.m., at 100 Larkin Street, to discuss staffing issues in the Department.

Report in Response to Commission Request Related to the 4th Street Ramp to I-280.

Commissioner Starbuck requested and the Commission agreed to have calendared, on September 14, 1978, a resolution on the 4th Street Ramp to I-280. Commissioner Bierman said that she'd like an update on any other "little ramps" "lying" around out there.

With respect to permits in C-1 and C-2 districts, Commissioner Bierman asked Mr. R. Spencer Steele, Zoning Administrator to confer, on the Psalms proposal at 1398 Haight Street, with the neighborhood groups.

2:00 P.M.

3. DR77.66 - Discretionary Review of Building Permit Application  
EE77.196 No. 7706350 for Construction of a New 7-Unit Residential Building at 3239 Mission Street, East Line, 175 Feet South of Fair Avenue.  
(Continued from the Meeting of January 5, 1978.)  
CONTINUED to September 7, 1978      Vote: 7-0



2:30 P.M.

4. Presentation of Additional Information on the Environmental Evaluation for Villa Terrace.

With respect to the additional information presented to the Commission, there was no action before the Commission. With respect to the development proposals of Mr. Ben Hom, the Commission requested that a Discretionary Review Hearing be calendared on September 21, 1978.

PASSED MOTION to take DISCRETIONARY REVIEW on September 21, 1978  
Vote: 7-0

3:00 P.M.

5. RS78.30 - 1200 Sacramento Street, Northwest Corner at Taylor Street, Lot 3C in Assessor's Block 221.  
A Tentative Map Involving the Condominium Conversion Subdivision of this Property into 23-Units and Consistency of the Subdivision with the Master Plan.  
(Continued from the Meeting of August 10, 1978.)  
DISAPPROVED RESOLUTION NO. 8049 Vote: 3-4  
(Voting Yes: Commissioners Miller, Nakashima, Rosenblatt; Voting No: Commissioners Bierman, Dearman, Matoff, Starbuck.)

3:30 P.M.

6. RS78.46 - Joint Public Hearing on a Tentative Map for 45-Unit Condominium Conversion Subdivision at 455 Vallejo Street; Lot 31 in Assessor's Block 2778.  
DISAPPROVED RESOLUTION NO. 8050 Vote: 3-4  
(Voting Yes: Commissioners Miller, Nakashima, Rosenblatt; Voting No: Commissioners Bierman, Dearman, Matoff, Starbuck.)
7. RS78.50 - Public Hearing on a Tentative Map for 10-Unit Condominium Subdivision at 3840 Market Street; Lot 31 in Assessor's Block 2778.  
APPROVED RESOLUTION NO. 8051 Vote: 7-0
8. RS78.51 - Public Hearing on a Tentative Map for 24-Unit Condominium Subdivision at Northwest Corner of Bay and Laguna Streets; Lot 9 in Assessor's Block 459.  
APPROVED RESOLUTION NO. 8052 Vote: 7-0
9. RS78.52 - Public Hearing on a Tentative Map for 10-Unit Condominium Subdivision at 225 Bay Street; Lot 18A in Assessor's Block 40.  
APPROVED RESOLUTION NO. 8053 Vote: 7-0

10. R78.23 - Reduction in Official Sidewalk Width on South Side of Grove Street between Van Ness Avenue and Franklin Street from 10 feet to 4 feet, for Loading Bay for Performing Arts Center.  
PASSED MOTION to Authorize the Director to report that the matter is IN CONFORMITY with MASTER PLAN.  
Vote: 7-0
11. R78.14 - Sale of Access Rights on Twin Peaks Boulevard at Portola Drive to Abutting Property on Lots 11 and 18 in Assessor's Block 2881.  
PASSED MOTION to Authorize the Director to report that the matter is IN CONFORMITY with MASTER PLAN.  
Vote: 7-0

Adjourned: 5:00 P.M.



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#21  
9/7/78

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
SEPTEMBER 7, 1978  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

APR 5 1980

SAN FRANCISCO  
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Dearman, Matoff, Miller, Nakashima, Rosenblatt, Starbuck.

1:30 P.M.

1. Current Matters

Rai Y. Okamoto, Director of Planning, informed the Commission that last week the Board of Permit Appeals had overruled the Department of City Planning in the matter of Discretionary Review in connection with 1059 Union Street.

The Director further said that the Board of Permit Appeals, by a tie vote of 2-2, sustained the Zoning Administrator's determination on Ralph K. Davies Medical Center.

The Director also informed the Commission that the Board of Supervisors had sustained the City Planning Commission's action on the matter of Walden House by voting 6-4 against the appeal.

The Director, further mentioned that the Planning, Housing and Development Committee of the Board of Supervisors would hold meetings on 12th, 13th and 14th of September at the Board Chambers at 7:00 P.M. to consider the Residential Zoning Study recommendations as approved by the Commission in June 1978.

The Director also advised the Commission about the Implementation Committee Meeting to be held on Thursday, September 14th, at 10:00 a.m.

The Director asked the Commissioners if they would like to go on a field trip on Thursday, September 14th, in order to look at the Non-Conforming Use Gas Stations on 19th Avenue, which were on the Commission's calendar that very day. The Commissioners indicated that they would visit the sites on their own, on receiving a list of sites to be visited.

The Director informed the Commission about the Northeastern Waterfront Advisory Committee Meeting next Monday at 2:00 p.m. at the Chamber of Commerce office at 465 California Street, to review the Waterfront Work Project Area Study.

The Director said that the Department expected to be visited by the Grand Jury Committee, sometime on September 12th.

Referring to the Commissioner's query sometime ago about the proposed legislation pertaining to tables and chairs on public sidewalks, the Director said that he had then informed the Commission that the legislation as read originally provided Master Plan review referral process by the Commission. However, he said, that the City Attorney had since that time commented that according to Charter, Section 3.651, appeals of Permits should go to the Board of Permit Appeals and as such it was his opinion that the section in the proposed legislation allowing appeals to go to the Board of Supervisors, was not appropriate. The Director said that the Department would want to disagree about the appeals of Master Plan referrals going to the Board of Appeals. He said that the matter was calendared to be heard by the Streets and Transportation Committee at their October meeting.

Commissioner Starbuck requested the Director to assign a staff member to check with the Mayor's Office to determine the date on which the supplementary appropriation for Open Space would be submitted to the Finance Committee, and also to make sure that the members of that committee get a copy of the resolution passed by the Commission last month. He said that a copy of the resolution be made available to the members of the Board of Supervisors also.

Commissioner Starbuck thanked George Williams, Assistant Director-Plans and Programs, for providing a list of consultant studies undertaken in the Plans and Programs Division of the Department and suggested that the list be expanded to include all those consulting contracts which were undertaken not only by the City Planning Department but also by Community Development or EDA.

The Director informed the Commission that he had a meeting with representatives of the Heritage Foundation and that they had a study under way which would result in proposals with possible modifications of the Landmarks Preservation Section of the City Planning Code. He said that it was his understanding that the study would not propose any structural changes but would be more concerned about being specific as to the criteria. He said that the Department would monitor the study actively.

The Director mentioned about a technical problem relating to the Condominium Conversion Cases which were turned down by the Commission and heard by the Board of Supervisors. He said that generally the Board did not have the Department's recommended conditions on hand and suggested that these be made available to the Board as part of the Department's Case Report.

The Director stated that he had a meeting that morning with TPG at which everyone agreed in principle on the 4th Street On-Ramp to I-280. He said he expected the Public Utilities and City Planning Commissions to adopt a resolution to indicate their dissatisfaction with the design as proposed.



He hoped, he said, that the Commission would agree to incorporate in that resolution a request of the staff through TPG to develop a further resolution to take to the Board, which would also express their dissatisfaction.

President Rosenblatt asked the Secretary to calendar the Resolution as a separate item in the next week's agenda.

2:00 P.M.

2. CU78.37 - 4235 Moraga Street, South Side, 60.92 Feet East of the Great Highway; Lot 45 in Assessor's Block 2001. Proposal to Increase the Number of Patients in a Residential Care Facility from 6 to 8, in an Existing R-2 (Low-Medium Density Multiple Residential) and Proposed RH-2 (House, Two-Family) District. APPROVED Subject to Conditions RESOLUTION NO. 8054  
Vote: 7-0
3. CU78.44 - 906 Howard Street, North Corner of Fifth Street; Lot 7 in Assessor's Block 3725. Proposal for an 8-Unit Multiple Dwelling in a C-3-S (Downtown Support) District. APPROVED Subject to Conditions RESOLUTION NO. 8055  
Vote: 5-2  
(Voting Yes: Commissioners Bierman, Dearman, Matoff, Nakashima, Starbuck; Voting No: Commissioners Miller, Rosenblatt.)
4. CU78.45 - 899 Pine Street, Southeast Corner of Mason Street; Lot 13 in Assessor's Block 273. Proposal for a Restaurant and Cocktail Lounge Accessory to a Hotel in the Nob Hill Special Use District in an Existing R-5 (Highest Density Multiple Residential) and Proposed RM-4 (Mixed Residential, High Density) District.  
CONTINUED To October 5, 1978                      Vote: 7-0

3:00 P.M.

5. ZM78.9 - 1373-79 47th Avenue, West Side, 100 Feet North of Judah Street; Lots 10A and 11 in Assessor's Block 1802. Proposal to Change Zoning Use District from an R-2 (Two-Family Residential) District to an R-3 (Low-Medium Density Multiple Residential) District. DISAPPROVED RESOLUTION NO. 8056      Vote: 7-0
6. S78.4 - South Side of Lombard Street from a Point 109.75 Feet East of Franklin Street to Van Ness Avenue; Lots 29 and 30 in Assessor's Block 503. Abolition of a 28-Foot Set-Back Line. DISAPPROVED RESOLUTION NO. 8057      Vote: 7-0

7. R78.10 - Acquisition of Property at Southwest Corner of Lombard Street and Van Ness Avenue; Portion of Lots 29 and 30 in Assessor's Block 503, for Lombard Street Rechannelization.  
MOTION PASSED to ind the acquisition of property  
IN CONFORMITY WITH MASTER PLAN.  
Vote: 7-0

4:00 P.M.

8. ZM78.11 - 2425 Market Street, Beginning 7.646 Feet Northeast of Collingwood Street; Lots 29 and 32 in Assessor's Block 2647.  
Proposal to Change Zoning Use District from an R-4 (High Density Multiple Residential) District to a C-2 (Community Business) District.  
CONTINUED to October 5, 1978 Vote: 7-0

4:15 P.M.

9. DR77.66 - Discretionary Review of Building Permit Application No. 7706350 for Construction of a New 7-Unit Residential Building at 3239 Mission Street, East Line, 175 Feet South of Fair Avenue.  
(Continued from the Meeting of August 31, 1978.)  
APPROVED RESOLUTION NO. 8058 Vote: 7-0

4:30 P.M.

10. Consideration of Endorsement of the Affirmative Action/Equal Employment Opportunity Plan and Program for the Department of City Planning.  
ENDORSED RESOLUTION NO. 8059 Vote: 7-0

Adjourned: 4:50 P.M.

DOCUMENTS DEPT.

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
SEPTEMBER 14, 1978  
ROOM 282, CITY HALL  
1:00 P.M.

APR 25 1980

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PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Dearman, Matoff, Miller, Nakashima,  
Rosenblatt, Starbuck.

APPROVAL OF MINUTES

Minutes of the Meeting of August 3, 1978.  
APPROVED as SUBMITTED

Vote: 7-0

1:00 P.M.

1. CURRENT MATTERS

Rai Y. Okamoto, Director of Planning, asked Mr. Passmore, Planner V (Zoning, to report to the Commission on the matter of statistics required by them on discretionary review cases. Mr. Passmore gave a review of these cases for the past two fiscal years and said that out of the total of 71 applications received by the Department for discretionary review, the Commission took action on 57 applications, of which 49 were approved and 8 disapproved.

Rai Y. Okamoto informed the Commission that he was interviewed by the Grand Jury Committee that week and discussed with them various problems of the Department - working conditions and functional as well as staffing problems.

He further reported that the Planning, Housing and Development Committee, at their second Residential Zoning Study meeting voted to pass the matter to the Full Board without recommendation, for the Board's action on Monday.

Referring to the Implementation Committee meeting that morning, the Director said that as a result of the crisis created by Prop. 13, it was decided that the Department seek supplementary appropriation. He said that the Department would look into the matter of priorities and would determine which of the work programs would have to be minimized or eliminated.

The Director asked George Williams, Assistant Director - Plans and Programs, to report to the Commission on the prospects of Market Street closure.

George Williams said that the matter would be analysed in the Center City Circulation program and that they would be giving their input. He referred to the meeting he had the day before with the Mayor and the Transportation Cluster Group. The Mayor, he said, agreed on the current agenda on the Market Street preferential closure. He said they were working through Transit Preferential Street Committee who were currently looking at O'Farrell, Geary, Van Ness and Stockton Streets. He said he understood that Muni was presenting PUC with a list of priorities of Traffic Preferential Streets under study.

Mr. Williams further said that the Commission had sometime ago endorsed money for a grant and that a co-ordinator for Transit Preferential Streets program would soon be hired.

Commissioner Starbuck asked if the Commission could have a resolution agreeing to the concept of this to avoid delay in implementation.

Mr. Williams replied that the staff would draft a resolution recognizing the desirability of exploring the concept of the Market Street closure.

- a. Resolution Authorizing the Director of Planning to Apply for and Receive \$20,000 from the State Department of Forestry to Develop an Alternative Street Tree Program in Light of the City's Budgetary Constraints.

POSTPONED

VOTE: 7-0

- b. Resolution of Intention to Hold a Public Hearing to Consider City Planning Code Text Amendment to Require Conditional Use Approval of Restaurants in C-1 (Neighborhood Shopping) and C-2 (Community Business) Zoning Districts and Financial Offices in C-3-G (General Downtown Commercial) Zoning Districts.

APPROVED

RESOLUTION NO. 8060

VOTE: 7-0

- B. Consideration of Resolution Regarding 4th Street On-Ramp to I-280

The Director said that the resolution on the 4th Street on-ramp was essentially the same as the one to be adopted by PUC. He said that the City had an official "Transit First" policy and that this on-ramp would turn 4th Street into a major freeway access route. The resolution, he said, recommended that 1) the on-ramp to the Interstate 280 Freeway from Fourth and King Streets as proposed not be constructed, 2) the Board of Supervisors be requested to indicate to the California Department of Transportation the City's intention that the Fourth Street on-ramp project be deleted and the funds be reserved by the State and 3) the Transportation Policy Group prepare a resolution for transmittal to the Board of Supervisors for its consideration.

APPROVED

RESOLUTION NO. 8061

VOTE: 7-0

1:30 P.M.

2. CU76.30 - 2301 19th Avenue, Southwest Corner of Santiago Street; Lot 1 in Assessor's Block 2343.

Proposal to Remove Termination Date for a Non-Conforming Gasoline Service Station in an R-3 Low-Medium Density Multiple Residential District Proposed to be Reclassified to an RH-2 Residential Two-Family District.



CU76.30  
(Cont)

MOTION PASSED to direct the staff to come forward with a resolution which would remove termination date, after reviewing the site design and taking into consideration the protection of the surrounding residential areas and avoidance of potential conflicts with MUNI.

VOTE: 6-1

3. CU78.16 - 2293 - 19th Avenue, Northeast Corner of Santiago Street; Lot 4H in Assessor's Block 2331.

Proposal to Remove Termination Date for a Non-Conforming Gasoline Service Station in an R-3 Low-Medium Density Multiple Residential District Proposed to be Reclassified to an RH-2 Residential, Two-Family District.

MOTION PASSED to direct the staff to come forward with a resolution which would remove termination date, after reviewing the site design and taking into consideration the protection of the surrounding residential areas and avoidance of potential conflicts with MUNI.

VOTE: 6-1

4. CU77.27 - 1401 Judah Street, Southwest Corner of 19th Avenue; Lot 37 in Assessor's Block 1334.

Proposal to Remove Termination Date for a Non-Conforming Gasoline Service Station in an R-3 Low-Medium Density Multiple Residential District Proposed to be Reclassified to an RH-2 Residential, Two-Family District.

MOTION PASSED to direct the staff to come forward with a resolution which would remove termination date, after reviewing the site design and taking into consideration the protection of the surrounding residential areas and avoidance of potential conflicts with MUNI.

VOTE: 6-1

5. CU78.41 - 1400 - 19th Avenue, Southeast Corner of Judah Street; Lot 43 in Assessor's Block 1335.

Proposal to Remove Termination Date for a Non-Conforming Gasoline Service Station in an R-3 Low-Medium Density Multiple Residential District Proposed to be Reclassified to an RH-2 Residential, Two-Family District.

MOTION PASSED to direct the staff to come forward with a resolution which would remove termination date, after reviewing the site design and taking into consideration the protection of the surrounding residential areas and avoidance of potential conflicts with MUNI.

VOTE: 6-1



6. CU73.51 - 2095 - 19th Avenue, Northwest Corner of Quintara Street; Lot 12 in Assessor's Block 2139.  
Proposal to Remove Termination Date for a Non-Conforming Gasoline Service Station in an R-3 Low-Medium Density Multiple Residential District Proposed to be Reclassified to an RH-2 Residential, Two-Family District.

MOTION PASSED to direct the staff to come forward with a resolution which would remove termination date, after reviewing the site design and taking into consideration the protection of the surrounding residential areas and avoidance of potential conflicts with MUNI.

VOTE: 6-1

7. CU73.52 - 2000 - 19th Avenue, Southeast Corner of Pacheco Street; Lot 29 in Assessor's Block 2138.  
Proposal to Remove Termination Date for a Non-Conforming Gasoline Service Station in an R-3 Low-Medium Density Multiple Residential District Proposed to be Reclassified to an RH-2 Residential, Two-Family District.

MOTION PASSED to direct the staff to come forward with a resolution which would remove termination date, after reviewing the site design and taking into consideration the protection of the surrounding residential areas and avoidance of potential conflicts with MUNI.

VOTE: 6-1

8. CU73.53 - 1500-19th Avenue, Southeast Corner of Kirkham Street; Lot 10 in Assessor's Block 1864.  
Proposal to Remove Termination Date for a Non-Conforming Gasoline Service Station in an R-3 Low-Medium Density Multiple Residential District Proposed to be Reclassified to an RH-2 Residential, Two-Family District.

MOTION PASSED to direct the staff to come forward with a resolution which would remove termination date, after reviewing the site design and taking into consideration the protection of the surrounding residential areas and avoidance of potential conflicts with MUNI.

VOTE: 6-1

NOTE: The voting for items from 2 to 8 was: Voting yes: Commissioners Bierman, Dearman, Miller, Matoff, Nakashima and Rosenblatt; voting no: Commissioner Starbuck.

Adjourned: 3:00 p.m.

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9/21/78

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
SEPTEMBER 21, 1978  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

APR 23 1980

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PRESENT: Commissioners Bierman, Dearman, Matoff, Miller, Nakashima, Rosenblatt, Starbuck.

Approval of Minutes

Minutes of the Meeting of January 26, 1978, APPROVED AS  
SUBMITTED. Vote: 5-0

1:30 P.M.

1. Current Matters

B. Commissioners' Questions and Matters

Consideration of Resolution of Intention to Amend Article 3 of the City Planning Code, so as to Set a Time Limit for Submittal of City Planning Commission Recommendations Concerning Amendments to the City Planning Code Initiated by the Board of Supervisors.

President Rosenblatt introduced a resolution initiating amendments to the City Planning Code requiring a time limit within which Commission recommendations on Board of Supervisors' initiated amendments to the City Planning Code would have to be returned to the Board. Passage of this resolution he said, should encourage the Board to act immediately on the Commission recommendations for amending the City Planning Code With Respect to the Residential Zoning Study.

It was moved by Commissioner Dearman, seconded by Commissioner Bierman, and passed unanimously to approve the draft resolution as City Planning Commission Resolution No. 8062.

Commissioner Starbuck requested that a resolution endorsing "Transit First" in the Market Street Corridor be calendared for September 28, 1978.

Commissioner Starbuck asked the staff to proceed as quickly as possible on possible amendments to the City Planning Code related to Passive Solar Systems and Rear Yard Requirements.

Commissioner Starbuck expressed concern that the staff not lose track of State actions related to the 4th Street Ramp to I-28.

Commissioner Starbuck asked the Director to request that TPG take a look at the issue of grade separation in the corridor between the Trans-Bay Terminal and Market Street.

With respect to the Commission's intent to hold a meeting to discuss the current state of hospital planning in S. F., it was moved by Commissioner Bierman, seconded by Commissioner Nakashima, to calendar the meeting for November 16, 1978. The motion passed unanimously.

Commissioner Starbuck expressed concern about the continuing delay related to the Sacramento-Stockton Street Project. He asked that the staff look into the matter.

A. Director's Report

George Williams, Assistant Director-Plans and Programs, asked the Commission to authorize the Department to enter into a contract with the State. Planning Study funds would be provided to the Department, he said, under the Urban Forestation Program.

It was moved by Commissioner Bierman, seconded by Commissioner Nakashima and passed unanimously to authorize the Department to enter into a contract with the State under the Urban Forestation Program.

APPROVED

RESOLUTION NO. 8063

Vote: 7-0

2:00 P.M.

2. ZT77.1 - Proposed Amendments to the Text of the City Planning Code, Section 221 and Other Sections as Necessary to Restrict the Location of Adult Book Stores and Encounter Studios.

(Continued from the Meeting of August 3, 1978.)

APPROVED

RESOLUTION NO. 8064

Vote: 7-0

2:30 P.M.

3. Presentation of 16th Street Commercial Neighborhood Improvement Plan.

APPROVED

RESOLUTION NO. 8065

Vote: 7-0

4. Staff Presentation of Rehabilitation Finance Study.  
NO ACTION TAKEN

5. Resolution Authorizing the Department of City Planning to Apply for and Accept a Grant for \$75,000 from the Economic Development Administration for Economic Development Planning Activities.  
APPROVED RESOLUTION NO. 8066 Vote: 7-0
6. Report on Feasibility of Conducting City Vacancy Survey in Connection with Condominium Conversion Subdivisions and Other Housing Issues.

Commissioner Bierman requested and George Williams, Assistant Director-Plans and Programs, agreed to look into the possibility of HUD funding for a City Vacancy Survey.

3:30 P.M.

7. RS78.35 - Public Hearing on Tentative Map Involving 6-Unit Condominium Conversion Subdivision at 2192-96 Green Street and 2912-16 Fillmore Street, Northeast Corner; Lot 13 in Assessor's Block 540.  
DISAPPROVED RESOLUTION NO. 8067 Vote: 3-4  
(Voting Yes: Commissioners Miller, Nakashima, Rosenblatt; voting No: Commissioners Bierman, Dearman, Matoff, Starbuck.)
8. RS78.36 - Public Hearing on Tentative Map Involving 6-Unit Condominium Conversion Subdivision at 155 - 24th Avenue, West Side, North of Lake Street; Lot 5 in Assessor's Block 1334.  
DISAPPROVED RESOLUTION NO. 8068 Vote: 3-4  
(Voting Yes: Commissioners Miller, Nakashima, Rosenblatt; voting No: Commissioners Bierman, Dearman, Matoff, Starbuck.)
9. RS78.39 - Public Hearing on Tentative Map Involving 7-Unit Condominium Conversion Subdivision at 201 Telegraph Hill Boulevard, Northwest Corner at Greenwich Street; Lot 4A in Assessor's Block 78.  
DISAPPROVED RESOLUTION NO. 8069 Vote: 3-4  
(Voting Yes: Commissioners Miller, Nakashima, Rosenblatt; voting No: Commissioners Bierman, Dearman, Matoff, Starbuck.)
10. RS78.48 - Public Hearing on Tentative Map Involving 12-Unit Condominium Conversion Subdivision at 2595 Clay Street, Southwest Corner at Steiner Street; Lot 26 in Assessor's Block 630.  
APPROVED RESOLUTION NO. 8070 Vote: 4-3  
(Voting Yes: Commissioners Miller, Matoff, Nakashima, Rosenblatt; voting No: Commissioners Bierman, Dearman, Starbuck.)



4:00 P.M.

11. RS77.33 - Public Hearing on Tentative Map Involving 7-Lot Sub-division on the West Side of Cotter Street between 183 and 203 Cotter Street, North of Cayuga Avenue; Lot 29 in Assessor's Block 6795A.  
DISAPPROVED RESOLUTION NO. 8071 Vote: 7-0

4:30 P.M.

12. DR78.69 - Discretionary Review of Building Permit Application Nos. 7707296, 7707297 and 7707299 for Construction of 3 Duplexes on the South Side of Twin Peaks at Clayton Street and Villa Terrace; Lots 2-5 in Assessor's Block 2661.  
DISAPPROVED RESOLUTION NO. 8072 Vote: 6-0

13. Appeal N-Judah MUNI Project, Negative Declaration.  
(The applicant had requested that the matter be continued to a latter date.)  
CONTINUED to October 5, 1978 Vote: 7-0

Adjourned: 8:30 P.M.



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9/28/78

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
SEPTEMBER 28, 1978  
ROOM 282, CITY HALL  
12:00 NOON

PRESENT: Commissioners Bierman, Dearman, Matoff, Miller, Nakashima, Starbuck.

Approval of Minutes

Minutes of the Regular Meeting of January 12, 1978, and Special Meeting of June 13, 1978.

APPROVED AS SUBMITTED

Vote: 6-0

12:00 Noon - Field Trip

1. Members of the Commission and staff departed from 100 Larkin Street at 12:00 Noon to take a field trip to visit sites of October Zoning Cases.

1:00 P.M.

2. Current Matters

A. Director's Report

Consideration of Two Alternative Amendments to City Planning Code Proposed to Facilitate Solar Energy Development in San Francisco.  
CONTINUED to October 5, 1978

B. Commissioners' Questions and Matters

Consideration of a Resolution Endorsing the Principle That Transit Be Given Priority Over the Auto Use on Market Street.

APPROVED

RESOLUTION NO. 8073

Vote: 5-0

1:30 P.M.

3. DR78.72 - Consideration of Discretionary Review of Building Permit Application No. 7808900 to Expand the Offices of an Existing Savings and Loan Association and Build a Dwelling Unit for the Property Owner on the Second Story at 1024 Grant Avenue, Between Jackson and Pacific Streets; Lot 14 in Assessor's Block 177.  
PASSED MOTION for Discretionary Review      Vote: 6-0
4. DR78.72 - Discretionary Review of Building Permit Application No. 7808900 to Expand the Offices of an Existing Savings and Loan Association and Build a Dwelling Unit for the Property Owner on the Second Story at 1024 Grant Avenue, Between Jackson and Pacific Streets; Lot 14 in Assessor's Block 177.  
PASSED MOTION to Continue to October 12, 1978      Vote: 6-0

2:00 P.M.

5. RS78.53 - Joint Public Hearing with Department of Public Works on Tentative Map for 150-Unit Condominium Subdivision at 900 Bush Street, Northwest Corner of Taylor Street (La Galleria); Lots 2 and 3 in Assessor's Block 275.  
a. DISAPPROVED RESOLUTION NO. 8074 AS AMENDED Vote: 2-4  
(Voting Yes: Commissioners Matoff, Miller; Voting No: Commissioner Bierman, Dearman, Nakashima, Starbuck.)  
b. DISAPPROVED RESOLUTION NO. 8075 Vote: 2-4  
(Voting Yes: Commissioners Matoff, Miller; Voting No: Commissioner Bierman, Dearman, Nakashima, Starbuck.)  
c. DISAPPROVED MOTION to Continue to October 5, 1978 Vote: 3-3  
(Voting Yes: Commissioners Matoff, Miller, Nakashima; Voting No: Commissioners Bierman, Dearman, Starbuck.)  
(In accordance with City Planning Commission rules and regulations, a tie vote on any matter before the Commission shall be deemed to be a disapproval.)
6. R78.54 - Public Hearing on Tentative Map for 8-Unit Condominium Subdivision at 650 Steiner Street; Lots 27 and 28 in Assessor's Block 822.  
APPROVED RESOLUTION NO. 8076 Vote: 4-2  
(Voting Yes: Commissioners Bierman, Matoff, Miller, Nakashima, Voting No: Commissioners Dearman, Starbuck.)
7. S78.2 - 1007 Taraval, Southwest Corner of 20th Avenue; Lot 1 in Assessor's Block 2405.  
Proposal to Abolish a 15-Foot Setback along 20th Avenue.  
(Continued from the Meeting of August 3, 1978.)  
DISAPPROVED RESOLUTION NO. 8077 Vote: 3-3  
(In accordance with City Planning Commission rules and regulations a tie vote on any matter before the Commission shall be deemed to be a disapproval.)  
PASSED MOTION TO CONTINUE INDEFINITELY

3:30 P.M.

8. DR78.73 - Consideration of Discretionary Review of Building Permit Application No. 7802951 for a Bar at 1601 Haight Street, Southwest Corner of Clayton Street; Lot 29 in Assessor's Block 1246.  
PASSED MOTION to take Discretionary Review Vote: 6-0
9. DR78.73 - Discretionary Review of Building Permit Application No. 7802951 for a Bar at 1601 Haight Street, Southwest Corner of Clayton Street; Lot 29 in Assessor's Block 1246.  
DISAPPROVED RESOLUTION NO. 8078 Vote: 4-0

4:30 P.M.

10. DR78.63 - Consideration of Discretionary Review of Building Permit Application No. 7807136 to Construct a New One-Story Building for a Savings and Loan Association and a Retail Store at the Corner of West Portal and 14th Avenues.  
Proposed New Savings and Loan Association and Retail Shop.  
PASSED MOTION to Continue to October 5, 1978      Vote: 4-0
11. DR78.63 - Discretionary Review of Building Permit Application No. 7807136 to Construct a New One-Story Building for a Savings and Loan Association and a Retail Store at the Corner of West Portal and 14th Avenues.  
Proposed New Savings and Loan Association and Retail Shop.  
NO ACTION TAKEN

Adjourned: 6:15 P.M.



SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY AND MINUTES OF THE REGULAR MEETING  
THURSDAY  
OCTOBER 5, 1978  
ROOM 282, CITY HALL  
1:00 P.M.

DOCUMENTS DEPT.

OCT 15 1978

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The City Planning Commission met pursuant to notice on Thursday, October 5, 1978, at 1:00 p.m., in Room 282, City Hall.

PRESENT: Toby Rosenblatt, President; Ina F. Dearman, Vice-President; Susan J. Bierman, Thomas Matoff, Thomas Miller, Yoshio Nakashima, and Charles Starbuck, members of the City Planning Commission.

ABSENT: None.

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; R. Spencer Steele, Assistant Director-Implementation (Zoning Administrator); Selina Bendix, Environmental Review Officer; Alec Bash, City Planning Coordinator; Jonathan Twichell, Planner III; Eva Levine, CETA Staff Aide; Xandra Malandra, Planner II; Mary Anne Miller, Planner II; and Lee Woods, Secretary.

The press was represented by Marshall Kilduff of the San Francisco Chronicle and Dan Borsuk of the San Francisco Progress.

#### APPROVAL OF MINUTES

Minutes of the Regular Meeting of February 2, 1978 and Special Meetings of February 14 and June 7, 1978, were approved as submitted.

#### CURRENT MATTERS

The Commission agreed to calendar a hearing on the Neiman-Marcus Environmental Impact Report on November 14, 1978 and a hearing on the Levi Square Environmental Impact Report on November 21, 1978.

#### CONSIDERATION OF TWO ALTERNATIVE AMENDMENTS TO CITY PLANNING CODE PROPOSED TO FACILITATE SOLAR ENERGY DEVELOPMENT IN SAN FRANCISCO.

After very brief remarks by Xandra Malandra, Planner II, R. Spencer Steele, Zoning Administrator, said that what he would recommend was something of a combination of permitted obstructions and an exemption procedure. The exemption procedure would probably be best, he said, because of an anticipated small number of cases. Mr. Steele said, that the Zoning Administrator should review the exemptions for appropriateness. Appeals, he said, would be made to the Commission.



President Rosenblatt, with the concurrence of the Commission, instructed Mr. Steele to prepare his recommendations.

CONSIDERATION OF RESOLUTION URGING THE MAYOR AND BOARD OF SUPERVISORS TO MAKE FUNDS AVAILABLE TO CONDUCT A CITY-WIDE VACANCY SURVEY.

Eva Levine, CETA Staff Aide, said that the University of California at Berkeley was interested in doing the vacancy survey. They estimate, she said, that it will cost \$90,000. The Mayor's Office of Community Development is considering funding this, she said.

Commissioner Bierman moved approval of the draft resolution, urging the Mayor and the Board of Supervisors to make funds available to conduct a City-wide vacancy survey. It was seconded by Commissioner Dearman and passed unanimously as City Planning Commission Resolution No. 8079.

President Rosenblatt proposed the following: 1) to write letters welcoming the new members of the Landmarks Preservation Advisory Board; 2) to write the Mayor's Office urging that the Department be given priority for private sector management assistance; and 3) that the Commission consider, on October 12, 1978, a resolution initiating Discretionary Review for building permit applications in the RH-1 areas of Dolores Heights. The Commission agreed.

DR78.63 - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 7807136 TO CONSTRUCT A NEW ONE-STORY BUILDING FOR A SAVINGS AND LOAN ASSOCIATION AND A RETAIL STORE AT THE CORNER OF WEST PORTAL AND 14TH AVENUES.  
PROPOSED NEW SAVINGS AND LOAN ASSOCIATION AND RETAIL SHOP.  
(CONTINUED FROM THE MEETING OF SEPTEMBER 28, 1978.)

R. Spencer Steele, Zoning Administrator, said that, based on the guidelines for branch banks and savings and loan associations in C-1 and C-2 Districts, the recommendation was for Discretionary Review.

Commissioner Starbuck moved, Commissioner Bierman seconded and it was carried unanimously that the matter be considered for Discretionary Review.

At this time in the proceedings, Mr. Patrick Hallinan representing the applicants of the proposed reclassification at 2425 Market Street (ZM78.11), requested that the matter be continued to November 2, 1978. He said they had met with all interested parties, and there was no opposition.

Commissioner Bierman moved intent to approve continuance to November 2, 1978, Commissioner Dearman seconded and the motion carried unanimously.

DR78.63 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 7807136 TO CONSTRUCT A NEW ONE-STORY BUILDING FOR A SAVINGS AND LOAN ASSOCIATION AND A RETAIL STORE AT THE CORNER OF WEST PORTAL AND 14TH AVENUES. PROPOSED NEW SAVINGS AND LOAN ASSOCIATION AND RETAIL SHOP.  
(CONTINUED FROM THE MEETING OF SEPTEMBER 28, 1978.)

A case report was available. It was summarized by Mary Anne Miller, Planner II. We recommended Discretionary Review, she said, so that a number of issues could be worked out in terms of conditions for possible approval.

Commissioner Dearman asked if there were not guidelines and what were they used for. Rai Y. Okamoto, Director of Planning, said that because of the guidelines this proposal was being brought to the Commission.

Responding to Commissioner Bierman, Ross Bluen, representing Gibraltar Savings said that the main entrance would be from West Portal Avenue.

The project architect, Reuben Fitzgerald, said that the lot was approximately 60 feet by 100 feet.

Mr. Bluen said that Gibraltar had no plans to retain any banking function at Gibraltar's current location and said that they would sub-lease it.

Polly Laylor, representing the West Portal Improvement Association, said that the Association had agreed to the proposal because Gibraltar was already in the area and had agreed to provide for retail use.

Ms. Laylor said that her group wanted a letter from Gibraltar, agreeing that the current location would be leased only for small retail use. We are satisfied with parking, she said, and we agree to one additional sign along 14th Avenue.

Carol Claymeyer said that Gibraltar's cooperativeness was appreciated.

R. Spencer Steele, Zoning Administrator, said that the recommendation was for approval with conditions including the provision for one additional sign (exclusive of time and temperature signs) and the requirement that the current site be sub-leased for small retail use. Retail space is to be provided in the new facility also, he said.

Commissioner Bierman moved approval of staff recommendations with conditions, Commissioner Dearman seconded it, and it was carried by a vote of 5-2, that the draft resolution be adopted as City Planning Commission Resolution No. 8080. (Voting yes: Commissioners Bierman, Dearman, Matoff, Nakashima, Rosenblatt; voting no: Commissioners Miller Starbuck.)

- CU78.54 - 1278 LA PLAYA STREET, EAST SIDE, 100 FEET NORTH OF IRVING STREET; LOT 10N IN ASSESSOR'S BLOCK 1702. PROPOSAL TO MODIFY CONDITIONS OF CONDITIONAL USE APPLICATION NO. CU75.7, AUTHORIZED BY THE CITY PLANNING COMMISSION UNDER RESOLUTION NO. 7297 ON MARCH 6, 1975, TO PERMIT CONTINUATION OF EXISTING RESIDENTIAL CARE FACILITY FOR 10 ELDERLY RESIDENTS, UNDER NEW OWNERSHIP, IN AN EXISTING R-3 (LOW-MEDIUM DENSITY RESIDENTIAL) DISTRICT, PROPOSED UNDER THE RESIDENTIAL ZONING STUDY FOR AN RM-1 (MIXED RESIDENTIAL, LOW-DENSITY) DISTRICT.

President Rosenblatt asked if there was any opposition. There was no response. The Commission agreed to waive the case report. Alec Bash, City Planning Coordinator, said that the recommendation was for approval with conditions. Commissioner Dearman moved for approval of the staff recommendation with conditions, Commissioner Nakashima seconded and the motion unanimously carried that the draft resolution be adopted as City Planning Commission Resolution No. 8081.

- DR78.70(CU) - 1968 GREAT HIGHWAY, WEST SIDE, 112.5 FEET NORTH OF PACHECO STREET; LOT 9 IN ASSESSOR'S BLOCK 2086. DISCRETIONARY REVIEW IN LIEU OF CONDITIONAL USE TO PERMIT EXPANSION OF A DWELLING BY ADDITION OF A SECOND AND THIRD UNIT ON A LOT WITH A TOTAL AREA OF 5,023 SQUARE FEET, WHEN 1,500 SQUARE FEET IS REQUIRED PER DWELLING UNIT, IN AN EXISTING R-3 (LOW-MEDIUM DENSITY MULTIPLE RESIDENTIAL) DISTRICT. PROPOSED UNDER THE RESIDENTIAL ZONING STUDY FOR AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

A case report was available. It was summarized by Alec Bash, City Planning Coordinator.

Elaine Grimm, a resident at 1924 Great Highway, said that she favored the proposal but wanted no additional units beyond those proposed.

R. Spencer Steele, Zoning Administrator, said that three (3) units were the maximum for the lot and that the Zoning Administrator could not accept an application to permit more than three (3) units. The recommendation is for approval with conditions, he said.

Commissioner Dearman moved motion of intent to approve, subject to review of final environmental evaluation and continuation to October 19, 1978. Commissioner Nakashima seconded the motion and it carried unanimously.

DR78.71(CU) - 530 CONGO STREET, NORTH SIDE, APPROXIMATELY 111 FEET NORTH OF MANGELS STREET; LOT 19 IN ASSESSOR'S BLOCK 6763.  
DISCRETIONARY REVIEW IN LIEU OF CONDITIONAL USE TO PERMIT EXPANSION OF A DWELLING BY ADDITION OF SECOND UNIT ON A LOT WITH TOTAL AREA OF 6,800 SQUARE FEET WHEN 3,000 SQUARE FEET IS REQUIRED PER DWELLING UNIT, IN AN EXISTING R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT, PROPOSED UNDER THE RESIDENTIAL ZONING STUDY FOR AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.

The Commission agreed to waive the case report. Alec Bash, City Planning Coordinator, said that the Department had received one (1) letter of opposition. It related to density, he said.

Mr. Bash said that the staff recommendation was for approval with conditions.

Commissioner Miller moved approval with conditions, Commissioner Bierman seconded and it was carried by a vote of 5-2, that the draft resolution be adopted as City Planning Commission Resolution No. 8082. (Voting Yes: Commissioners Bierman, Matoff, Miller, Nakashima, Rosenblatt; voting no: Commissioners Dearman, Starbuck.)

At this point in the proceedings, the Commission recessed and reconvened at 3:30 p.m.

ZM78.11 - 2425 MARKET STREET, BEGINNING 7.646 FEET NORTHEAST OF COLLINGWOOD STREET; LOTS 29 AND 32 IN ASSESSOR'S BLOCK 2647.  
PROPOSAL TO CHANGE ZONING USE DISTRICT FROM AN R-4 (HIGH DENSITY MULTIPLE RESIDENTIAL) TO A C-2 (COMMUNITY BUSINESS) DISTRICT, CURRENTLY PROPOSED UNDER THE RESIDENTIAL ZONING STUDY FOR AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.  
(CONTINUED FROM THE MEETING OF SEPTEMBER 7, 1978.)

President Rosenblatt indicated that Patrick Hallinan, representing the applicant, had requested a continuance to November 2, 1978.

C. N. Klitgaard, a property owner in the immediate area, said that he opposed any continuance. We'd like to have this thing settled, he said.



Commissioner Bierman said that in view of the City Attorney's review of a number of legal questions related to this matter, she believed that Commission action was inappropriate at this time.

It was moved by Commissioner Matoff to continue to November 2, 1978, seconded by Commissioner Nakashima and passed unanimously.

ZM78.12 - 4127-4147 - 19TH STREET, SOUTH SIDE FROM COLLINGWOOD STREET, 143 FEET EASTERLY; LOTS 31, 32, 33, 34 AND 35 IN ASSESSOR'S BLOCK 2696.  
PROPOSAL FOR RECLASSIFICATION FROM AN R-3 (LOW-MEDIUM DENSITY MULTIPLE RESIDENTIAL) DISTRICT TO A C-2 (COMMUNITY BUSINESS) DISTRICT, CURRENTLY PROPOSED UNDER THE RESIDENTIAL ZONING STUDY FOR AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

A case report was available. It was summarized by Alec Bash, City Planning Coordinator. Mr. Bash said that there was some correspondence in opposition and some, mainly from property owners, in favor of the proposal. There is in the file, he said, a letter from a nearby property owner who requests commercial zoning, for his property, if other properties are zoned commercial.

Mr. Bash said that the preliminary recommendation was for disapproval. This, he said, is based primarily on the Residence Element of the Master Plan, which stresses the maintenance of the residential housing stock of the city.

Stressing that the commercial uses, already existent in the area of the proposed reclassification, were indeed neighborhood serving and that there were virtually no additional properties which could be considered for commercial designation, the following people spoke in favor of the reclassification proposal:

1. Issac Scherin, resident at 4143 - 19th Street.
2. Jose Flores, an area resident.
3. Boyd Schwartz, owner of Lot 31 in Assessor's Block 2696.
4. Michelle Traufaut, director of the San Francisco Repertory Company located in Lot 31 of Assessor's Block 2696.
5. Rachel Ross, resident at 4149 - 19th Street.
6. Lorraine Borochet, a student at the San Francisco Repertory Company.
7. Dave Tussler, a resident at 4129 - 19th Street.
8. Arnie Charles, owner at 602 Castro Street.

R. Spencer Steele, Zoning Administrator, said that, after hearing the testimony, it would appear that R-3-C or RC-1 might be a more appropriate use. He noted that the RC-1 would permit, by a conditional use authorization, a commercial use on a floor above the ground floor. He noted also that the parking requirements of residential districts would remain in effect.



Mr. Steele said that the staff recommendation was for approval of the RC-1 designation.

Commissioner Bierman moved to direct staff to prepare a resolution to initiate the RC-1 for those properties included in the application and that the matter be continued to October 12, 1978. Commissioner Nakashima seconded and the motion was carried by a vote of 5-2. (Voting yes: Commissioners Bierman, Dearman, Matoff, Nakashima, Rosenblatt; voting no: Commissioners Miller, Starbuck.)

Arnie Charles, a property owner at 602 Castro Street, asked if his property was included.

Commissioner Bierman said that her motion related to only what was included in the application.

Mr. Bash said that because of the requirements for formal notice, it had not been possible to include Mr. Charles' property in the application. I invited him to this meeting, Mr. Bash said, so that he might get a sense of the Commission's thinking with respect to this matter.

CU78.25 - 4900-4940 MISSION STREET; LOTS 8 AND 11 IN ASSESSOR'S BLOCK 6959.  
PROPOSAL TO MODIFY CONDITIONS OF CONDITIONAL USE AUTHORIZATION BY THE COMMISSION UNDER RESOLUTION NO. 3774 IN 1950, CONCERNING SAFEWAY SUPERMARKET.  
(CONTINUED FROM THE MEETING OF JULY 27, 1978.)

At this time in the proceedings, President Rosenblatt said that the applicant, in the matter of 4900-4940 Mission Street (CU78.25), had requested a continuance to November 2, 1978. He asked if there was anyone who objected. There was no response.

Commissioner Nakashima moved to continue to November 2, 1978, Commissioner Dearman seconded and it passed unanimously.

APPEAL N-JUDAH MUNI PROJECT, NEGATIVE DECLARATION.  
(CONTINUED FROM THE MEETING OF SEPTEMBER 21, 1978.)

Selina Bendix, Environmental Review Officer, introduced the matter to the Commission. The issues, she said, are clearly represented in a letter from Romano Surian to Rai Okamoto, dated July 19, 1978 and a letter from Selina Bendix to Romano Surian, dated August 10, 1978.

Joe Balanessi, an attorney, represented the San Francisco Pacific Motel. Mr. Balanessi provided the Commission with a letter from the Sunset Ocean Beach Committee. Based on traffic safety and land use considerations, the committee opposed the proposal, he said.

Mr. Balanessi said that an Environmental Impact Report (EIR) should be required because the project would result in significant negative impacts on the environment. There is no adequate discussion of these impacts in the Environmental Evaluation (EE), he said.

Asserting that an EIR should be required for adequate discussion of possible negative impacts, including visual quality and pedestrian and vehicular conflicts, the following people spoke:

1. Mrs. Romano Surian, representing the San Francisco Pacifica Motel.
2. Mr. Rod Roderick, representing the Tides End Community Association.
3. Ms. Frances Larkin, representing the Tides End Community Association.
4. Elaine Grimm, representing the Tides End Community Association.

Mr. Dave Fulton represented the Wastewater Management Program.

Mr. Reno Bei and Mr. Lynn Pio represented the Project Sponsor, the San Francisco Municipal Railway. Mr. Bei said that the proposal had emerged from the Tides End Community Association's request that the MUNI do something about getting its cars out of the middle of Judah Street.

President Rosenblatt indicated that it was his belief that there was not enough substantial evidence to indicate that an EIR was required. There is the issue, though, he said, of the ultimate necessity of the project.

Commissioner Bierman said that she thought that the EE should make more explicit reference to questions related to landscaping, the overhead lines and poles and the possible pedestrian and vehicular conflicts.

At approximately 5:40 p.m., Commissioner Dearman left the meeting. At approximately 6:00 p.m., President Rosenblatt left the meeting, and Commissioner Starbuck assumed the responsibility of Acting President.

Selina Bendix said that the ultimate issue was the private auto and that it was the largest environmental problem in the city.

R. Spencer Steele, Zoning Administrator, said that everything, which had been discussed during the hearing, had been included in the environmental evaluation. Mr. Steele recommended that the Commission uphold the staff with respect to its determination that an EIR is not required. He said that the staff would return to the Commission for its review an amended environmental evaluation which would deal more explicitly with Commissioner Bierman's concerns.

Commissioner Miller moved the staff recommendation, Commissioner Nakashima seconded and it was passed unanimously that the draft resolution be adopted as City Planning Commission Resolution No. 8083

The meeting adjourned at 7:30 P.M.

Respectfully submitted,

Lee Woods  
Secretary



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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
OCTOBER 12, 1978  
ROOM 282, CITY HALL  
1:00 P.M.

OCT 27 1978

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PRESENT: Commissioners Bierman, Dearman, Natoff, Miller, Nakashima,  
Rosenblatt, Starbuck.

Approval of Minutes

Minutes of the Regular Meeting of February 16, 1978, and Special  
Meeting of March 7, 1978.

APPROVED AS SUBMITTED

Vote: 5-0

1:00 P.M.

1. Current Matters

A. Director's Report

Consideration of Resolution to Authorize the Director of  
Planning to Execute an Agreement with Alan Lubliner to  
Render Certain Technical and Professional Services in  
Connection with Commencement of the Center City Circulation  
Program to be Paid at a Rate Comparable to the Salary  
Level of a City Planning Coordinator for an Amount Not to  
Exceed \$ 2,500.

APPROVED

RESOLUTION NO. 8084

Vote: 7-0

Proposal to Reclassify, from an R-3 to a C-2 District, the  
Property Described as follows:

4127 to 4147 - 19th Street, South Side from Collingwood  
Street 143 Feet Easterly; Lots 31, 32, 33, 34 and 35  
in Assessor's Block 2696.

DISAPPROVED

RESOLUTION NO. 8085

Vote: 7-0

Consideration of Resolution to Initiate RC-1 for 4127-4147  
19th Street, South Side from Collingwood Street 143 Feet  
Easterly; Lots 31, 32, 33, 34 and 35 in Assessor's Block 2696

APPROVED

RESOLUTION NO. 8086

Vote: 7-0

Environmental Evaluation of Modified Helicopter Service  
Proposal for Pier 46A.

The Commission expressed concern that the proposed Helicopter  
Service would begin operations without the benefit of a pub-  
lic hearing.



President Rosenblatt suggested that the Port could be requested to calendar the proposal as an item separate from its usual consideration of licenses and permits.

Responding to Commissioner Bierman, Selina Bendix, Environmental Review Officer, said that the preliminary Negative Declaration would be mailed out.

B. Commissioners' Questions and Matters

The Implementation Committee agreed to meet on the 19th of October to discuss the public hearing process for the Board of Supervisors initiated amendments to the City Planning Code.

The Commission agreed that President Rosenblatt would write to the City Attorney and urge expeditious action on draft legislation establishing a fee's schedule for the Department.

Consideration of a Resolution Initiating a Policy of Discretionary Review of Building Permit Applications in the R-1 or RH-1 Areas of Dolores Heights Bounded By Church Street, Noe Street 19th Street and 22nd Street.  
APPROVED                      RESOLUTION NO. 8087                      Vote: 6-0

Commissioner Bierman asked if someone could not take a look at the Girard Street building to see if it is in conformity with approved plans.

Commissioner Bierman said that the Department ought to look at the 80' Tower of the North Point Pier Project. It concerns me, she said.

Indicating that she wished to avoid any possible conflicts, Commissioner Dearman asked the Commission to excuse her from any vote on the Neiman-Marcus project.

Commissioner Starbuck moved that Commissioner Dearman be permitted to abstain from voting on Neiman-Marcus. The motion was seconded by Commissioner Bierman and passed unanimously.

Commissioner Starbuck requested, strongly, that the Transportation Policy Group take some action to bring the proposed expansion, of the Sutter-Stockton Garage, before the City Planning Commission or the Public Utilities Commission.

Commissioner Starbuck said that the staff had gone before BCDC and advocated placement, of the proposed Maintenance Building, next to the Asphalt Park. The Commission never took that position, he said.

2:00 P.M.

2. DR78.72 - Discretionary Review of Building Permit Application No. 7808900 to Expand the Offices of an Existing Savings and Loan Association and Build a Dwelling Unit for the Property Owner on the Second Story at 1024 Grant Avenue, Between Jackson and Pacific Streets; Lot 14 in Assessor's Block 177.  
(Continued from the Meeting of September 28, 1978.)  
CONTINUED to November 9, 1978                      Vote: 6-0

2:30 P.M.

3. ZT78.5 - Public Hearing on Proposed Amendment to the Text of the City Planning Code to Establish a Time Limit for City Planning Commission Decision on Amendments to the Code, and Modification Thereto, When Referred by the Board of Supervisors. This Amendment Would Add Such a Provision to Section 306.4 of the Code, Which Contains the Hearing Procedures for Proposed Amendments Initiated Under Section 302.  
APPROVED                      RESOLUTION NO. 8088                      Vote: 7-0

3:00 P.M.

4. R78.13 - Revocable Encroachment Permit for Tables and Chairs within Public Plazas at One United Nations Plaza.  
MOTION PASSED to Authorize the Director to report that the matter is in conformity with the Master Plan.                      Vote: 7-0
5. R78.18 - Vacation of Unimproved Portions of Stockton, Montgomery, Francisco, Greenwich, Union, Green, Davis, Fremont and King Streets Adjacent to the Embarcadero, to the San Francisco Port, the Owner of the Abutting Properties.  
MOTION PASSED to Authorize the Director to report that vacation of unimproved portions of Stockton, Montgomery, Francisco and Greenwich Streets is in conformity with the Master Plan provided that these vacated portions be used for pedestrian access and open space uses.                      Vote: 7-0

The Commission expressed the belief that Fremont, Davis and Green Streets should not be vacated at this time.

6. R78.20 - Sale of Property at 1249 Clayton Street, Northwest Corner at Carmel Street, Engine Company No. 40, Lot 9 in Assessor's Block 1292.  
MOTION PASSED to Authorize the Director to report that the matter is in conformity with the Master Plan.  
Vote: 7-0
7. R78.28 - Narrowing of Sidewalk on North Side of King Street Between 3rd and 4th Streets from 15 to 10 Feet, in Connection with Sewer Construction.  
MOTION PASSED to Authorize the Director to report that the matter is in conformity with the Master Plan.  
Vote: 7-0
- 3:30 P.M.
8. R78.26 - Revocable Encroachment Permit for Recycling Center at Farmer's Market.  
MOTION PASSED to Authorize the Director to report that the matter is in conformity with the Master Plan.  
Vote: 7-0
9. R78.29 - Sale of BART Property at Southeast Corner of McAllister and Leavenworth Streets Adjacent to United Nations Plaza, Portions of Lots 8 and 9 in Assessor's Block 351.  
NO ACTION TAKEN

Adjourned: 4:00 P.M.

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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
OCTOBER 19, 1978  
ROOM 282, CITY HALL  
1:30 P.M.

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PRESENT: Commissioners Bierman, Dearman, Matoff, Nakashima,  
Rosenblatt, Starbuck.

Approval of Minutes

Minutes of the Special Meeting of February 28, 1978,  
APPROVED as CORRECTED

VOTE: 6-0

1:30 P.M.

1. Current Matters

A. Director's Report

Resolution of Intention to Initiate Zoning Map Changes  
Forwarded by the Board of Supervisors as Part of the  
City-Wide Residential Zoning Revisions.

APPROVED RESOLUTION NO. 8089 VOTE: 6-0

Correcting Drafting Errors in the Zoning Maps Approved  
by the City Planning Commission and the Board of  
Supervisors.

APPROVED RESOLUTION NO. 8090 VOTE: 6-0

Consideration of Resolution to Authorize the Director of  
Planning to Submit a Request for an Emergency Supplemental  
Appropriation in the Amount of \$83,480.00 for Permanent  
Salaries and Mandatory Fringe Benefits for Positions in  
This Department.

APPROVED RESOLUTION NO. 8091 VOTE: 6-0

Consideration of Resolution to Authorize the Director of  
Planning to Apply to the State Office of Planning and  
Research for Funds for a Computer System to Expedite  
Environmental Review.

PASSED MOTION of ENDORSEMENT for the application. VOTE: 5-1  
(Voting Yes: Commissioners Bierman, Dearman, Matoff,  
Nakashima, Rosenblatt; voting No: Commissioner Starbuck.)

Commissioner Bierman asked the Director to check and report  
on the rent survey in the Tenderloin area.

President Rosenblatt asked and the Commission agreed that  
Marshall Hale Hospital would be permitted to continue its CU  
application beyond November 2, 1978. He requested that the staff  
determine if it would be possible for the Department of Public  
Health to confirm the use of beds in terms of acute or extended  
use.

Commissioner Starbuck asked for a staff report on a Board of  
Permit Appeals action related to a Savings and Loan's proposal at  
9th Avenue and Taraval Street.

Commissioner Bierman Expressed concern about the 80' diving  
tower being used at Pier 39.



With respect to calendared items nos. 2, 3 and 4 (RS78.37, RS78.40 and RS78.41 respectively), President Rosenblatt asked the Commission to permit him to abstain from any vote. There could be a possible conflict situation, he said.

Commissioner Dearman moved that President Rosenblatt be permitted to abstain. It was seconded by Commissioner Bierman and passed unanimously.

2:00 P.M.

2. RS78.37 - 121-131 Lake Street, Lot 42 in Assessor's Block 1362.  
Public Hearing on Tentative Map Involving Condominium Conversion Subdivision into 6 Units.  
DISAPPROVED RESOLUTION NO. 8092 VOTE: 5-0
3. RS78.40 - 1147-59 Filbert Street, Lot 34 in Assessor's Block 97.  
Public Hearing on Tentative Map Involving Condominium Conversion Subdivision into 10 Units.  
DISAPPROVED RESOLUTION NO. 8093 VOTE: 5-0
4. RS78.41 - 1907 Leavenworth Street, Lot 4 in Assessor's Block 122.  
Public Hearing on Tentative Map Involving Condominium Conversion Subdivision into 12 Units  
(Applicant has requested continuation to October 26, 1978.)  
CONTINUED to OCTOBER 26, 1978. VOTE: 5-0

3:00 P.M.

5. EE78.250 - Public Hearing on Draft Environmental Impact Report for 1979 Community Development Block Grant and Housing Assistance Plan.  
CONTINUED to NOVEMBER 2, 1978. VOTE: 6-0

3:30 P.M.

6. DR78.67 - Consideration of Discretionary Review of Building Permit Application No. 7807747 to Construct a Two-Story Commercial Building After Demolition of Two Small Garden Buildings in Commercial Use, a False-Front Facade Structure and a Landscaped Courtyard at 2145 Union Street, between Webster and Fillmore Streets; Lot 23 in Assessor's Block 540.  
MOTION PASSED to TAKE DISCRETIONARY REVIEW VOTE: 6-0
7. DR78.67 - Discretionary Review of Building Permit Application No. 7807747 to Construct a Two Story Commercial Building After Demolition of Two Small Garden Buildings in Commercial Use, a False-Front Facade Structure and a Landscaped Courtyard at 2145 Union Street, between Webster and Fillmore Streets; Lot 23 in Assessor's Block 540.  
CONTINUED to OCTOBER 26, 1978. VOTE: 6-0



8. DR78.70 (CU) - 1968 Great Highway, East Side, 112.5 Feet North of Pacheco Street; Lot 9 in Assessor's Block 2086.  
Discretionary Review in Lieu of Conditional Use to Permit Expansion of a Dwelling by Addition of a Second and Third Unit with a Total Area of 5,023 Square Feet, When 1,500 Square Feet Is Required per Dwelling Unit, in an Existing R-3 (Low-Medium Density Multiple Residential) District, Proposed under the Residential Zoning Study for an RH-2 (House, Two-Family) District. (Continued from the Meeting of October 5, 1978.)  
APPROVED                      RESOLUTION NO. 8094      VOTE: 6-0

Adjourned: 4:30 p.m.



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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
OCTOBER 26, 1978  
ROOM 282, CITY HALL  
12:00 NOON

PRESENT: Commissioners Bierman, Dearman, Nakashima, Starbuck, Straus.

Approval of Minutes

Minutes of the Regular Meeting of March 2, 1978 and Special Meeting of  
June 20, 1978, APPROVED AS SUBMITTED

Vote: 5-0

12:00 Noon - Field Trip

1. Members of the Commission and staff departed from 100 Larkin Street at 12:00 Noon to visit sites of November cases.

1:30 P.M.

2. Current Matters

Consideration of Resolution Delegating to the Environmental Review Officer the Authority to Take Testimony on the Draft Environmental Impact Report for the Water Department's San Andreas Pipeline No. 3 at a Hearing in San Mateo County and to Report to the Commission upon Such Testimony at a Continuation of Such Hearing before the Commission.

APPROVED

RESOLUTION NO. 8095

Vote: 5-0

The Acting Director of Planning, George Williams, introduced a Resolution to authorize the Director of City Planning to enter into a Work-Study Contract with the University of California at Berkeley for the part-time employment of a student, Paul Lord, in City Planning and to commit the City to an expenditure of \$236.00 for an existing 302 Planning Grant from the U.S. Economic Development Administration.

Commissioner Nakashima moved for approval, Commissioner Starbuck seconded and it was carried unanimously that the draft resolution be adopted as City Planning Commission Resolution No. 8096.

Expressing some concern about aspects of the North Point Pier Project, Commissioner Bierman moved that the Director write to Mr. Simmons and indicate that, in those instances with respect to which a permit is required but for which application has not been made, the appropriate application be filed. Further, she said that the 40' height limit should be observed. The motion was seconded by Commissioner Starbuck and passed unanimously.

OCTOBER 26, 1978

2:00 P.M.

3. RS78.56 - 2315 Divisadero Street; Lot 6 in Assessor's Block 980.  
Public Hearing on Tentative Map Involving Condominium Conversion Subdivision into 9 Units.  
DISAPPROVED RESOLUTION NO. 8097 Vote: 5-0
4. RS78.57 - 2120 Stockton Street; a Portion of Assessor's Block 39.  
Public Hearing on Tentative Map Involving Condominium Conversion Subdivision into 13 Units.  
APPROVED RESOLUTION NO. 8098 Vote: 5-0
5. RS78.58 - 407 Sanchez Street, East Side Between 17th and Doiland Street;  
Lot 51 in Assessor's Block 3580.  
Joint Public Hearing with Department of Public Works on Tentative Map Involving Condominium Subdivision of the Property into 58 Units.  
CONTINUED to November 9, 1978. Vote: 5-0
6. RS78.41 - 1907 Leavenworth Street, Lot 4 in Assessor's Block 122.  
Public Hearing on Tentative Map Involving Condominium Conversion Subdivision into 12 Units.  
(Continued from the Meeting of October 19, 1978.)  
DISAPPROVED RESOLUTION NO. 8099 Vote: 5-0

3:00 P.M.

7. San Francisco Bay Area Transportation Terminal Authority Staff Presentation on Transbay Terminal Development Option.  
NO ACTION TAKEN

4:00 P.M.

8. R77.3 - Revocable Encroachment Permit for Reduction in Size of Glased-In Patio Area, and Enclosure with a Roof, at Seal Rock Inn, Point Lobos and 48th Avenue.  
PASSED MOTION to Authorize the Director to Report that the Matter is not in Conformity with the Master Plan. Vote: 5-0
9. DR78.67 - Discretionary Review of Building Permit Application No. 7807747 to Construct a Two Story Commercial Building After Demolition of Two Small Garden Buildings in Commercial Use, a False-Front Facade Structure and a Landscaped Courtyard at 2145 Union Street, Between Webster and Fillmore Streets; Lot 23 in Assessor's Block 540.  
(Continued from the Meeting of October 19, 1978.)  
APPROVED RESOLUTION NO. 8100 (as amended) Vote: 5-0

4:30 P.M.

10. DR78.76 - Consideration of Discretionary Review of Building Permit Application Nos. 7805251, 7805252 and 7805253 to Construct Three 2-Unit Buildings at 111 to 121 Ripley Street; Assessor's Block 5524, Lots 33, 33A, 33B in an RH-2 District.  
PASSED MOTION to Take Discretionary Review      Vote: 5-0
11. DR78.76 - Discretionary Review of Building Permit Application Nos. 7805251, 7805252 and 7805253 to Construct Three 2-Unit Buildings at 111 to 121 Ripley Street; Assessor's Block 5524, Lots 33, 33A, 33B in an RH-2 District.  
CONTINUED to November 16, 1978.      Vote: 5-0

Adjourned:      7:15 P.M.





SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
NOVEMBER 2, 1978  
ROOM 282, CITY HALL  
1:00 P.M.

DOCUMENTS DEPT.

APR 25 1980

SAN FRANCISCO  
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PRESENT: Commissioners Bierman, Dearman, Matoff, Miller, Nakashima, Rosenblatt, Starbuck.

Approval of Minutes

Minutes of the Special Meeting of February 7, 1978, and Regular Meeting of October 5, 1978.

APPROVED

Vote: 5-0

1:00 P.M.

1. Current Matters

With respect to preservation of the Sutra Building and work which has already been done, Commissioner Starbuck requested that the staff confer with Bill Evers in the Mayor's Office.

Commissioner Starbuck asked the staff to review the possible cable car extension in the context of Master Plan Referral. Commissioner Bierman said that she hoped that the staff would study the matter as carefully as possible. Further, in this context, Commissioner Bierman said that, if there is UMTA money available, she would like to see it used for the belt-line railway along the Embarcadero.

1:15 P.M.

2. CU78.24 - 3773 Sacramento Street, Marshall Hale Hospital; Lots 27 and 28 in Assessor's Block 1017, Partly in an R-3 and Partly in an R-4 Zoning District. Proposal to Enlarge the Existing Hospital Facilities by Adding a New Doctor's Lecture Room and a Radiology Office.  
(Continued from the Meeting of August 10, 1978.)  
CONTINUED to March 22, 1979.) Vote: 6-0
3. EE78.250 - Public Hearing on Draft Environmental Impact Report for 1979 Community Development Block Grant and Housing Assistance Plan.  
(Continued from the Meeting of October 19, 1978.)  
APPROVED RESOLUTION NO. 8101 Vote: 6-0

1:30 P.M.

4. CU78.55 - Request for Authorization of Conditional Use at Pier  
EE78.318 23, The Embarcadero at the Foot of Greenwich and Front  
Streets; for Expansion of an Existing Bar and Restaurant from 1,423 to 3,462 Square Feet, a Non-Maritime Use in the Northern Waterfront Special Use District No. 1, in an M-1 (Light Industrial) District.  
CONTINUED to November 9, 1978 Vote: 6-0
5. CU78.56(DR)-Request for Authorization of Discretionary Review in  
EE78.323 Lieu of Conditional Use at 423 Burnett Avenue, East Side between Dixie and Copper Alleys; Lot 48 in Assessor's Block 2745; for Addition of Second and Third Dwelling Units on a Lot with a Total Area of 5,807 Square Feet, When 1,500 Square Feet Is Required Per Dwelling Unit, in an Existing R-2 (Two-Family Residential) District Proposed under the Residential Zoning Study for an RH-2 (House, Two-Family) District.  
CONTINUED to November 30, 1978 Vote: 7-0
6. CU78.57 - Request for Authorization of Conditional Use at 2468  
EE78.331 28th Avenue, East Side between Ulloa and Taraval Streets; Lot 26 in Assessor's Block 2398; to Partially Convert a One-Family Dwelling into a Private Elementary School for a Maximum of 40 Students, in an R-1 (One-Family Residential) District Proposed Under the Residential Zoning Study for RH-1 (House, One-Family) District.  
DISAPPROVED RESOLUTION NO. 8102 Vote: 7-0

2:30 P.M.

7. CU78.58 - Request for Authorization for a Conditional Use at  
EE78.330 877 - 14th Street, South Side between Noe and Sanchez Streets; Lot 69 in Assessor's Block 3541; to Convert Upper Unit of Duplex into a Hotel with Four Rooms, in an Existing R-3 (Low-Medium Density Multiple Residential) District Proposed under the Residential Zoning Study for an RH-3 (House, Three-Family) District.  
DISAPPROVED RESOLUTION NO. 8103 Vote: 5-2  
(Voting yes: Commissioners Bierman, Dearman, Matoff, Miller, Nakashima; voting no: Commissioners Rosenblatt, Starbuck.)
8. CU78.59 - Request for Authorization for a Conditional Use at  
225 - 30th Street, South Side between Dolores and Chenery Streets; Lot 59 in Assessor's Block 6657; to Permit a Multi-Purpose Senior Center, in an R-3 (Low-Medium Density Multiple Residential) District Proposed under the Residential Zoning Study for an RH-2 (House, Two-Family) District.  
APPROVED with Conditions RESOLUTION NO. 8104 Vote: 7-0

3:30 P.M.

9. CU78.25 - 4900-4940 Mission Street; Lots 8 and 11 in Assessor's Block 6959.  
Proposal to Modify Conditions of Conditional Use Authorization by the Commission under Resolution No. 3774 in 1950, Concerning Safeway Supermarket.  
APPROVED with Conditions RESOLUTION NO. 8105 Vote:4-3  
(Voting yes: Commissioners Bierman, Dearman, Miller, Starbuck; voting no: Commissioners Matoff, Nakashima, Rosenblatt.)

10. R78.30 - Closing of Bertita Street to Vehicular Traffic North of Seneca Street, Adjacent to Supermarket.  
PASSED MOTION to authorize the Director to report that the closing of Bertita Street to vehicular traffic is IN CONFORMITY with the MASTER PLAN provided that any Proposed facility to the north does not exceed 30,000 gross square feet.

4:30 P.M.

11. ZM78.12 - 4127-4147 - 19th Street, South Side, from Collingwood Street, 143 Feet Easterly; Lots 31, 32, 33, 34 and 35 in Assessor's Block 2696.  
Proposal for Reclassification from an RH-3 (Low-Medium Density Multiple Residential) to an RC-1 (Residential-Commercial Combined, Low Density) District.  
CONTINUED INDEFINITELY Vote: 7-0
12. ZM78.11 - 2425 Market Street, Beginning 7.646 Feet Northeast of Collingwood Street; Lots 29 and 32 in Assessor's Block 2647.  
Proposal to Change Zoning Use District from an R-4 (High Density Multiple Residential) to a C-2 (Community Business) District, Currently Proposed Under the Residential Zoning Study for an RH-3 (House, Three-Family) District.  
(Continued from the Meeting of October 5, 1978.)  
CONTINUED INDEFINITELY Vote: 5-0

Adjourned: 8:15 P.M.





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11-9-78

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
NOVEMBER 9, 1978  
ROOM 282, CITY HALL  
1:00 P.M.

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PRESENT: Commissioners Bierman, Dearman, Matoff, Miller, Nakashima, Rosenblatt, Starbuck.

Approval of Minutes

Minutes of the Regular Meeting of August 24, 1978, APPROVED AS  
SUBMITTED                      Vote: 6-0                      (Absent: Commissioner Starbuck.)

1:00 P.M.

1. Current Matters

With respect to the "diving tower" of the North Point Pier Project, Robert Passmore, Planner V (Zoning), said that one possible interpretation of the City Planning Code could mean that the tower was exempt from any requirement for a permit. Mr. Passmore said that the Commission could either review the tower in terms of the Conditional Use or permit the staff to interpret the Code with respect to the tower.

Commissioner Bierman said that she did not wish to be a party to any approval of the tower. It's too high, she said.

1:30 P.M.

2. RS78.59 - Public Hearing on Tentative Map for a 6-Unit Condominium Conversion Subdivision at 2105 Buchanan Street; Lot 14 in Assessor's Block 637.  
DISAPPROVED                      RESOLUTION NO. 8106                      Vote: 4-2  
(Voting yes: Commissioners Bierman, Dearman, Matoff, Nakashima; voting no: Commissioners Miller, Rosenblatt; Absent: Commissioner Starbuck.)
3. RS78.65 - Public Hearing on Tentative Map for a 10-Unit Condominium Conversion Subdivision at 2155 Buchanan Street; Lot 1 in Assessor's Block 637.  
DISAPPROVED                      RESOLUTION NO. 8107                      Vote: 5-2  
(Voting yes: Commissioners Bierman, Dearman, Matoff, Nakashima, Starbuck; voting no: Commissioners Miller, Rosenblatt.)



4. RS78.62 - Public Hearing on Tentative Map for a 12-Unit Condominium Conversion Subdivision at 2232 North Point Street; Lot 2 in Assessor's Block 919.  
DISAPPROVED RESOLUTION NO. 8108 Vote: 7-0
5. RS78.61 - Public Hearing on Tentative Map for a 6-Unit Condominium Conversion Subdivision at 1700-10 Vallejo Street; Northwest Corner at Franklin Street; Lot 9 in Assessor's Block 552.  
DISAPPROVED RESOLUTION NO. 8109 Vote: 5-2  
(Voting yes: Commissioners Bierman, Dearman, Matoff, Nakashima, Starbuck; voting no: Commissioners Miller, Rosenblatt.)

2:00 P.M.

6. EE75.472 - Public Hearing on Draft Environmental Impact Report for Hotel at University of California Medical Center, Southwest Corner of Hillway Avenue and Carl Street; Lots 22 through 24 and 35 through 45 in Assessor's Block 1275.  
PASSED MOTION to close the Public Hearing and to calendar "Certification of the EIR, The Conditional Use and Reclassification" on December 7, 1978.  
Vote: 7-0

4:00 P.M.

7. CU78.55 - Request for Authorization of Conditional Use at Pier 23, The Embarcadero at the Foot of Greenwich and Front Streets; for Expansion of an Existing Bar and Restaurant from 1,423 to 3,462 Square Feet, a Non-Maritime Use in the Northern Waterfront Special Use District No. 1, in an M-1 (Light Industrial) District. (Continued from the Meeting of November 2, 1978.)  
PASSED MOTION to Continue to November 30, 1978  
Vote: 7-0
8. RS78.58 - 407 Sanchez Street, East Side between 17th and Dorland Streets; Lot 51 in Assessor's Block 3580.  
Joint Public Hearing with the Department of Public Works on a Tentative Map for a Condominium Subdivision of the Property into 58 Units.  
(Continued from the Meeting of October 26, 1978.)  
APPROVED RESOLUTION NO. 8110 Vote: 7-0



9. DR78.72 - Discretionary Review of Building Permit Application No. 7808900 to Expand the Offices of an Existing Savings and Loan Association and Build a Dwelling Unit for the Property Owner on the Second Story at 1024 Grant Avenue, Between Jackson and Pacific Streets Lot 14 in Assessor's Block 177.  
(Continued from the Meeting of October 12, 1978.)  
DISAPPROVED RESOLUTION NO. 8111 Vote: 6-1  
(Voting yes: Commissioners Bierman, Dearman, Matoff, Nakashima, Rosenblatt, Starbuck; voting no: Commissioner Miller.)
10. Review of the Conditional Use Authorization for Drew College Preparatory School and John F. Kennedy University at 2518 Jackson Street; Lot 6 in Assessor's Block 586.  
PASSED MOTION to Direct the Staff to Calendar a Conditional Use Hearing and to Prepare a Draft Resolution Containing Conditions for the Authorization of the Conditional Use.  
Vote: 6-0 Absent: (Commissioner Starbuck.)

Adjourned: 7:15 P.M.





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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
NOVEMBER 16, 1978  
ROOM 282, CITY HALL  
1:30 P.M.

PRESENT: Commissioners Bierman, Dearman, Matoff, Miller, Nakashima, Rosenblatt, Starbuck.

Approval of Minutes

Minutes of the Regular Meeting of February 23, 1978, APPROVED AS AMENDED      Vote: 5-0      Absent: Commissioners Matoff, Miller

Minutes of the Regular Meeting of March 23, 1978, APPROVED WITH CORRECTIONS      Vote: 5-0      (Absent: Commissioners Matoff, Miller.)

1:30 P.M.

1. Current Matters

The Director introduced a resolution which authorized the Director of Planning, to use 302 Planning Grant funds, to enter into a Work Study Agreement with Antioch College and Howard Humphrey.

Commissioner Bierman moved approval of the draft resolution. The motion was seconded by Commissioner Nakashima and passed unanimously and was adopted as City Planning Commission Resolution No. 8112. (Absent: Commissioners Matoff, Miller.)

Commissioner Starbuck requested that the transportation staff provide to the Commission a copy of the final Board of Supervisors resolution on the proposed I-280 ramp at 4th Street.

Commissioner Starbuck indicated that the Zoning Administrator would hear the Tishman Variance Application for 525 Market Street on November 22, 1978.

Commissioner Starbuck requested the proposed "solar energy" amendments to the City Planning Code, be calendared for November 30, 1978. In addition, he requested that the proposed Master Plan Policies and Objectives on Energy Conservation be calendared for November 30, 1978.

With respect to the North Point Pier Project, Commissioner Starbuck said that the Commission had had major problems in terms of Environmental Review and the Conditional Use process. We had problems in the following areas, he said:

1. Plans - The "fast track" procedure; 2. Neighborhood Organizations - Cooperation; 3. Observation Tower - Height Limit; 4. Height Limit - Garage & Pier; 5. Bulk Limits - Carousel Bldg.; 6. Breakwater - (Floating) Tires & Styro Foam; 7. View Corridors Not Maintained; 8. Maintenance Bldg.(200' X 50') (Storage); 9. Diving Tower & Noise Problem; 10. Pedestrian Bridge & Pedestrian Environment; 11. Park - Quality & Size (40% landscaping); 12. Facade Treatment; 13. Traffic Between Bldg. & Pier; 14. Stockton Street View Corridor.

President Rosenblatt said that he did not agree that all of those areas were problems. All were not in our potential to control, he said.

President Rosenblatt asked the Director to verify the height of the North Point Pier garage and the percentage of landscaped area in the project park.

2:00 P.M.

2. Public Meeting to Discuss Hospitals in San Francisco and the Current Status of Hospital Planning in San Francisco. In the Context of a Planning Process for the Future, the Commission Would Anticipate Some Discussion of the Possibility for Coordinated Efforts including Mergers and Shared Facilities and/or Services.  
NO ACTION TAKEN

4:00 P.M.

3. DR78.76 - Discretionary Review of Building Permit Application Nos. 7805251, 7805252, and 7805253 to Construct Three 2-Unit Buildings at 111 to 121 Ripley Street; Assessor's Block 5524; Lots 33, 33A and 33 B in an RH-2 District.  
(Continued from the Meeting of October 26, 1978.)  
PASSED MOTION to Continue Indefinitely.  
Vote: 6-0 (Absent: Commissioner Dearman.)
4. Discussion of the Findings of the Survey of Owners and Tenants in Condominium Conversion Subdivisions.  
NO ACTION TAKEN.

Adjourned: 6:30 P.M.

1/21/78

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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY AND MINUTES OF THE SPECIAL MEETING  
NOVEMBER 21, 1978  
7:30 P.M.

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The City Planning Commission met pursuant to notice on Tuesday, November 21, 1978, at 7:30 p.m., in Room 282, City Hall.

PRESENT: Toby Rosenblatt, President; Ina F. Dearman, Vice-President; Susan J. Bierman, Thomas Matoff, Thomas Miller, Yoshio Nakashima, Charles Starbuck, members of the City Planning Commission.

ABSENT: None.

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; Robert W. Passmore, Planner V (Zoning); Selina Bendix, Environmental Review Officer; Charles Gill, City Planning Coordinator; Edward Green, Planner I, Barbara Sahn, Assistant Environmental Review Officer; and Lee Woods, Secretary.

Gerald Adams represented the San Francisco Examiner and Dan Borsuk represented the San Francisco Progress.

EE77.256 - PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED LEVI'S PLAZA DEVELOPMENT; NINE-ACRE PROJECT SITE, BOUNDED BY UNION STREET ON THE SOUTH; SANSOME STREET AND THE FOOT OF TELEGRAPH HILL ON THE WEST; CHESTNUT AND GREENWICH STREETS ON THE NORTH; AND MONTGOMERY AND SANSOME STREETS, THE EMBARCADERO AND FRONT STREET ON THE EAST; ASSESSOR'S BLOCK 107, 084, 108, 083; LOTS 1, 2 AND 3 OF BLOCK 085, BLOCK 080 AND LOTS 1 AND 3 OF BLOCK 060. THE PROJECT WOULD INCLUDE APPROXIMATELY 1,600,000 SQUARE FEET OF OFFICE SPACE AND PARKING FOR LEVI STRAUSS EMPLOYEES AND OTHER PROJECT TENANTS, HOUSING AND RELATED COMMERCIAL FACILITIES. THE PROJECT WOULD FURTHER INCLUDE RETENTION OF THE ITALIAN SWISS COLONY AND CARGO WEST BUILDINGS, AND CONSTRUCTION OF A PEDESTRIAN PLAZA.

Those who commented on the draft Environmental Impact Report included:

1. Thomas Guilfooy, representing the Fox and Carskadon Financial Corporation, owners of the Icehouse.
2. Robin Corkery, concerned citizen.
3. Susan Selman, concerned citizen.
4. Harold Major, concerned citizen.

5. Dale Benson, concerned citizen.
6. Dwight Pittner, concerned citizen.
7. Anne Halstead, President of the Telegraph Hill Dwellers.
8. David Dibble, concerned citizen.
9. Robert Fogel, concerned citizen.
10. Galen Dong, concerned citizen.
11. David Baker, concerned citizen.
12. Nan Roth, concerned citizen.
13. Gary Rossiter, concerned citizen.
14. Robert Ransome, concerned citizen.
15. Harold Jaffe, concerned citizen.
16. Diane Hunter, San Francisco Tomorrow.
17. G. Bland Platt, President of the Landmarks Preservation Advisory Board.
18. Stewart Kuhn, concerned citizen.
19. Roland Selman, concerned citizen.
20. Rhoda Parks, concerned citizen.
21. Maury Klebolt, President of Captrans.
22. Bennett Wahl, concerned citizen.
23. Georges Jacques, traffic engineer.
24. Don Wyler, representative of the Applicant.
25. Eric McHuron, consulting engineer.
26. Gerson Ba'ar, project sponsor.

At the conclusion of the public testimony, the Director of Planning, recommended that the public hearing be closed.

Commissioner Nakashima moved that the public hearing be closed. It was seconded by Commissioner Matoff and was carried unanimously.

The Director indicated that a certification hearing would probably be scheduled on December 14, 1978.

A certified court reporter was present and a transcription is available for reference purposes.

A standard tape cassette recording of the proceedings is also available in the files of the Department of City Planning for public listening or transcription.

The meeting was adjourned at 12:40 a.m.

Respectfully submitted,

Lee Woods  
Secretary



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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
DECEMBER 7, 1978  
ROOM 282, CITY HALL  
11:00 A.M.

PRESENT: Commissioners Bierman, Dearman, Matoff, Miller, Nakashima, Rosenblatt, Starbuck.

Approval of Minutes

Minutes of the Special Meeting of February 3, 1978 and March 9, 1978.

APPROVED AS SUBMITTED

Vote: 7-0

11:00 A.M. - FIELD TRIP

1. Members of the Commission and staff departed from 100 Larkin Street at 11:00 a.m. to take a field trip to visit sites of December Zoning Cases.

1:00 P.M.

2. Current Matters

A. Director's Report

- a. Consideration of Resolution to Initiate Amendments to the City Planning Code with Respect to Rear Yard Requirements and Passive Solar Systems.  
NO ACTION TAKEN
- b. Status Report on Proposed Master Plan Policies and Objectives Related to Energy Conservation in San Francisco.  
NO ACTION TAKEN
- c. Resolution Authorizing the Director of City Planning to Apply for and Accept a Grant of up to \$35,000 from the State Department of Energy, for the purpose of implementing the Civic Center Transportation System Management Plan.  
APPROVED                      RESOLUTION NO. 8113                      Vote: 5-2  
(Voting yes: Commissioners Bierman, Dearman, Matoff, Nakashima, Rosenblatt; voting no: Commissioners Miller, Starbuck.)
- d. Resolution Authorizing the Director of City Planning to execute a contract with De Leuw, Cather & Company for \$94,000, to Provide Planning Services to the Joint Institutional Transportation Systems Management Program.  
APPROVED                      RESOLUTION NO. 8114                      Vote: 6-1  
(Voting yes: Commissioners Bierman, Dearman, Matoff, Miller, Nakashima, Rosenblatt; voting no: Commissioner Starbuck.)

- e. Resolution Authorizing the Director of City Planning to execute a contract with Golden Gate University for \$3,500, to Provide Educational Training Services to the Joint Institutional Transportation Systems Management Program.  
APPROVED RESOLUTION NO. 8115 Vote: 6-1  
(Voting yes: Commissioners Bierman, Dearman, Matoff, Miller, Nakashima, Rosenblatt; voting no: Commissioner Starbuck.)
- f. Resolution Authorizing the Director of City Planning to execute a contract of up to \$10,000, with Bolles and Associates, for Jon Twichell to provide project administration services to the Joint Institutional Transportation Systems Management Program.  
APPROVED RESOLUTION NO. 8116 Vote: 5-2  
(Voting yes: Commissioners Bierman, Matoff, Miller, Nakashima, Rosenblatt; voting no: Commissioners Dearman, Starbuck.)

1:30 P.M.

3. EE78.327 - Appeal of Negative Declaration for a Condominium Subdivision on Burnett Terrace, Assessor's Block 2718A.  
  
Note: Applicant and Appellant have requested that the matter be continued to January 4, 1979.  
CONTINUED to January 11, 1979 Vote: 7-0
4. R78.40 - Acquisition of Property at Juri Commons, Portion of Block Bounded by San Jose Avenue and 25th, Guerrero and 26th Streets; Lot 8 in Assessor's Block 6532, for Public Open Space.  
NO ACTION TAKEN
5. DR78.78 - Consideration of Discretionary Review of Building Permit Application No. 7810571 at 1838 Union Street, North Side, Between Laguna and Octavia Streets; Lot 31 in Assessor's Block 530.  
Proposal to Expand Kitchen in Existing Restaurant.  
  
Note: This matter has been withdrawn and will not be considered by the City Planning Commission.  
NO ACTION TAKEN
6. DR78.78 - Discretionary Review of Building Permit Application No. 7810571 at 1838 Union Street, North Side, Between Laguna and Octavia Streets; Lot 31 in Assessor's Block 530.  
Proposal to Expand Kitchen in Existing Restaurant.  
  
Note: This matter has been withdrawn and will not be considered by the City Planning Commission.  
NO ACTION TAKEN
7. DR78.75 - Consideration of Discretionary Review of Building Permit Application No. 7805865 at 2367 Market Street (Cafe San Marcos); Lot 25 in Assessor's Block 3563.  
Proposal to Convert a Second-Story Former Dwelling Unit into a Bar in Connection with an Existing Ground Story Bar and Restaurant.  
MOTION PASSED to take Discretionary Review Vote: 7-0

DECEMBER 7, 1978

8. DR78.75 - Discretionary Review of Building Permit Application No. 7805865 at 2367 Market Street (Cafe San Marcos); Lot 25 in Assessor's Block 3563.  
Proposal to Convert a Second-Story Former Dwelling Unit into a Bar in Connection with an Existing Ground Story Bar and Restaurant.  
CONTINUED to December 14, 1978  
Vote: 7-0

2:00 P.M.

9. RS78.60 - Joint Public Hearing with the Department of Public Works on Tentative Map for 244-Unit Condominium Conversion Subdivision at 6-8 Locksley Street, East Side, Between Sixth Avenue and Warren Drive, Sunset Towers; Lot 3 in Assessor's Block 2036.  
DISAPPROVED RESOLUTION NO. 8117  
Vote: 5-2  
(Voting yes: Commissioners Bierman, Dearman, Matoff, Nakashima, Starbuck; voting no: Commissioners Miller, Rosenblatt.)

2:30 P.M.

10. ZM78.13 - Reclassification of Property Bounded by Market, Fourth, Townsend, and Third Streets; all of Assessor's Blocks 3706, 3723, 3724, 3751, 3762, 3776 and 3787, from an M-2 (Heavy Industrial) to an RC-1 (Residential-Commercial Combined, Low Density) District.

Note: Case erroneously advertised, to be scheduled for January 4, 1979, for consideration of RH-3 District.  
CONTINUED to January 4, 1979.  
Vote: 7-0

11. CU78.61 - Request for Authorization of Conditional Use at 222 Sansome Street, East Side Between California and Pine Streets; Lot 13 in Assessor's Block 261.  
Proposal to Continue a Parking Lot Authorized as a Conditional Use by the City Planning Commission by Resolution Nos. 6764 and 7319 until November 7, 1978.  
CONTINUED to February 1, 1979.  
Vote: 7-0

3:00 P.M.

12. CU78.60(DR)-Request for Authorization of Discretionary Review in Lieu of Conditional Use at 3637-41 Sacramento Street, South Side Between Locust and Spruce Streets; Lot 20 in Assessor's Block 1018.  
Proposal to Construct a Three-Story Office Building with Ground Level Retail, in an Existing C-2 (Community Business) District and a Proposed RC-1 (Residential-Commercial Combined, Low Density) District and Proposed Special Use District.  
DISAPPROVED RESOLUTION NO. 8118  
Vote: 6-1  
(Voting yes: Commissioners Bierman, Dearman, Matoff, Miller, Rosenblatt, Starbuck; voting no: Commissioner Nakashima.)

13. CU78.63 - Request for Authorization of Conditional Use of 1206-08 Utah Street, Southwest Corner at 23rd Street; Lot 1 in Assessor's Block 1212.  
Proposal to Convert a Half-Way House, Formerly a Two-Unit Dwelling, into a Five-Room Hotel, in an RH-2 (House, Two-Family) District.  
APPROVED RESOLUTION NO. 8119  
Vote: 5-2  
(Voting yes: Commissioners Bierman, Dearman, Miller, Nakashima, Rosenblatt, voting no: Commissioners Matoff, Starbuck.)

14. EE75:472 - Consideration of Certification of the Environmental Impact Report for a Hotel at the University of California Medical Center, Southwest Corner of Hillway Avenue and Carl Street; Lots 22 through 24 and 35 through 45 in Assessor's Block 1275.  
APPROVED RESOLUTION NO. 8120 Vote: 7-0
15. ZM78.17 - Reclassification of Property Bounded by Carl Street, Hillway, Parnassus and Hillpoint Avenues; Lots 22-24, 35-42, 42A, 43, 43A, 44, 45 and 59 in Assessor's Block 1275, from an RH-2 (House, Two-Family) and RH-3 (House, Three-Family) District to an RC-1 (Residential-Commercial Combined, Low Density) District.  
DISAPPROVED RESOLUTION NO. 8121 Vote: 6-0  
(Absent: Commissioner Starbuck.)
16. CU76.2 - Request for Authorization of Conditional Use at Carl Street, Hillway and Hillpoint Avenues; Lots 22-24, 35-42, 42A, 43, 43A, 44 and 45 in Assessor's Block 1275.  
Proposal to Construct a Hotel with Approximately 142 Rooms and Accessory Commercial Uses in an RH-2 (House, Two-Family) District Proposed under ZM78.17 for Reclassification to an RC-1 (Residential-Commercial Combined, Low Density) District.  
DISAPPROVED RESOLUTION NO. 8122 Vote: 6-0  
(Absent: Commissioner Starbuck.)

Adjourned: 10:30 P.M.



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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
DECEMBER 14, 1978  
ROOM 282, CITY HALL  
1:00 P.M.

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PRESENT: Commissioners Bierman, Dearman, Matoff, Miller, Nakashima, Starbuck.

ABSENT: Commissioner Rosenblatt

Approval of Minutes

Minutes of the Special Meeting of February 21, 1978.

APPROVED AS SUBMITTED

Vote: 6-0

1:00 P.M.

1. Current Matters

A. Director's Report

The Commission agreed to schedule the following meetings:

1. The Implementation Committee Meeting on Thursday, January 11, 1979, at 11:00 a.m., to discuss Subdivision Ordinance Legislation.
2. A Budget and Personnel Committee Meeting on Thursday, January 4, 1979, at 11:00 a.m., to discuss the Department's Work Program and Budget for FY 79-80.
3. A possible joint meeting with the Recreation and Park Commission on Tuesday, January 23, 1979, at 7:30 p.m., to discuss the Open Space Program.
- a. Resolution Authorizing the Director of City Planning to execute a Contract with Wilbur Smith and Associates for \$10,000 to Prepare an Environmental Assessment Report on the Proposed Upper Market Street Beautification Project.  
APPROVED RESOLUTION NO. 8123 Vote: 5-1  
(Voting yes: Commissioners Bierman, Dearman, Matoff, Miller, Nakashima; voting no: Commissioner Starbuck.)
- b. Consideration of a Resolution Amending City Planning Commission Resolution No. 8046, Initiating Reclassification of a Portion of the 80-X Height and Bulk District in the Civic Center Area.  
APPROVED RESOLUTION NO. 8124 Vote: 5-1  
(Voting yes: Commissioners Bierman, Dearman, Matoff, Miller, Nakashima; voting no: Commissioner Starbuck.)



## B. Commissioners' Questions and Matters

With respect to the parking lot and billboard at the Northeast Corner of Geary Boulevard and Arguello Street, Commissioner Miller expressed concern that the removal of the billboard as required by a Commission action, was not being undertaken. Robert Passmore, Planner V (Zoning), said that an alteration permit application, to retain the billboard, had been filed and that he would confer with the City Attorney's Office.

Commissioner Starbuck expressed concern about the traffic conflicts which will most certainly result from the placement of a fotomat facility at Polk and Jackson Streets.

Commissioner Starbuck requested that the Commission be provided with a copy of the Zoning Administrator's variance decision related to 525 Market Street. We would like this before the 10-day appeal period expires, he said.

Commissioner Starbuck requested that the staff notify the Commission of any action (including action by the Transportation Policy Group) taken on or related to the proposed ramp to I-280.

1:30 P.M.

2. Discussion of the Findings of the Survey of Owners and Tenants in Condominium Conversion Subdivisions.  
NO ACTION TAKEN

3:00 P.M.

3. DR78.75 - Discretionary Review of Building Permit Application No. 7805865 at 2367 Market Street (Cafe San Marcos); Lot 25 in Assessor's Block 3563. Proposal to Convert a Second-Story Former Dwelling Unit into a Bar in Connection with an Existing Ground Story Bar and Restaurant.  
(Continued from the Meeting of December 7, 1978.)  
APPROVED                      RESOLUTION NO. 8125                      Vote: 6-0
- 3A. DR78.78 - Consideration of Discretionary Review of Building Permit Application No. 7810571 at 1838 Union Street, North Side, Between Laguna and Octavia Streets; Lot 31 in Assessor's Block 530.  
Proposal to Expand Kitchen in Existing Restaurant.  
PASSED MOTION to TAKE DISCRETIONARY REVIEW                      Vote: 6-0
- 3B. DR78.78 - Discretionary Review of Building Permit Application No. 7810571 at 1838 Union Street, North Side, Between Laguna and Octavia Streets; Lot 31 in Assessor's Block 530.  
Proposal to Expand Kitchen in Existing Restaurant.  
APPROVED                      RESOLUTION NO. 8126                      Vote: 6-0
4. CU78.65 - Request for Authorization of Conditional Use at 2220 Sacramento Street (The Mansion), North Side Between Laguna and Buchanan Streets; Lot 5 in Assessor's Block 627, for a 16-Room Hotel and Non-Profit Foundation, in an RH-2 (House, Two-Family) District.  
PASSED MOTION to Postpone INDEFINITELY                      Vote: 6-0

4:00 P.M.

5. EE 77.256 - Consideration of Certification of the Environmental Impact Report for the Proposed Levi's Plaza Development; Nine-Acre Project Site, Bounded by Union Street on the South; Sansome Street and the Foot of Telegraph Hill on the West; Chestnut and Greenwich Streets on the North; and Montgomery and Sansome Streets, The Embarcadero and Front Street on the East; Assessor's Blocks 107, 084, 108, 083; Lots 1, 2 and 3 of Block 086, Block 080 and Lots 1 and 3 of Block 060.

The Project Would Include Approximately 1,600,000 Square Feet of Office Space and Parking for Levi Strauss Employees and Other Project Tenants, Housing and Related Commercial Facilities. The Project Would Further Include Retention of the Italian Swiss Colony and Cargo West Buildings, and Construction of a Pedestrian Plaza.

APPROVED

RESOLUTION NO. 8127

Vote: 4-2

6. CU78.66 - Planned Unit Development (Levi's Plaza Project) Consisting of Approximately 856,000 Square Feet of Office and Commercial Space in Five Buildings, 370 Dwelling Units, 1175 Off-Street Parking Spaces in Three Garages, and 150,000 Square Feet of Landscaped Open Space, with Possible Exceptions to the Parking and Rear Yard Requirements, Exceeding Bulk Provisions of the 84-E Height and Bulk District, with an Area Exceeding 3 Acres in the Northern Waterfront Special Use District No. 3, in a C-2 (Community Business) District. Area Generally Bounded by the Embarcadero, Front, Union, Sansome, Greenwich, Montgomery, Lombard, Winthrop, Chestnut, Montgomery, Lombard, Sansome, Greenwich and thence The Embarcadero, Assessor's Blocks 60, 80, 83, 84, 85, 107, and 108; Lots 1-3 in Assessor's Block 85 and Lot 1 in Assessor's Block 60.  
PASSED MOTION TO CONTINUE TO JANUARY 4, 1979      Vote: 6-0
7. CA78.30 - Certificate of Appropriateness at 1101 Battery Street, Northwest Corner at Union Street (Cargo West Building); Lot 6 in Assessor's Block 107, for Exterior Alterations to Designated Landmark.  
PASSED MOTION TO CONTINUE TO JANUARY 4, 1979      Vote: 6-0
8. CA78.31 - Certificate of Appropriateness at 1265 Battery Street, Southwest Corner at Greenwich Street (Italian Swiss Colony Building); Portion of Lot 1 in Assessor's Block 84, for Exterior Alterations to Designated Landmark.  
PASSED MOTION TO CONTINUE TO JANUARY 4, 1979      Vote: 6-0
9. RS78.75      Joint Public Hearing with the Department of Public Works on Tentative Map for Condominium Subdivision of Approximately 201-Units. Property Bounded by Sansome, Greenwich, Montgomery, and Lombard Streets; Assessor's Block 80.  
PASSED MOTION TO CONTINUE TO JANUARY 4, 1979      Vote: 6-0

10. RS78.76 - Joint Public Hearing with the Department of Public Works on Tentative Map for Condominium Subdivision of Approximately 169-Units. Property Bounded by Montgomery, Lombard, Winthrop and Chestnut Streets; Assessor's Block 60.  
PASSED MOTION TO CONTINUE TO JANUARY 4, 1979                      Vote 6-0
11. R78.22 - Closing to Vehicular Traffic of Filbert Street Between the Embarcadero and Sansome Street.  
PASSED MOTION TO CONTINUE TO JANUARY 4, 1979                      Vote 6-0
- ADJOURNED:                      6:45 P.M.

APR 16 1979

CITY PLANNING COMMISSION  
PUBLIC GALLERYSAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAYDECEMBER 21, 1978  
ROOM 282, CITY HALL  
1:00 P.M.PRESENT: Commissioners Bierman, Dearman, Miller, Nakashima, Rosenblatt,  
Starbuck, Wentz.

## Approval of Minutes

Minutes of the Special Meeting of November 14, 1978, Regular Meeting of  
November 16 and Special Meeting of November 21, 1978.

APPROVED AS SUBMITTED

Vote: 7-0

1:00 P.M.

## 1. Current Matters

President Rosenblatt indicated that, with the Commission's concurrence,  
he would be willing to represent the Commission on the Central Water-  
front Taskforce. The Commission agreed.1:30 P.M.

2. R78.4 - Acquisition of Property at Southwest Corner of Keith and Yosemite  
Streets; Lot 1 in Assessor's Block 5419, for Construction of  
Senior Citizens' Community Center, One-Story and 4000 Square  
Feet in Area.

Note: Staff will recommend that this matter be continued to a later  
date.

CONTINUED INDEFINITELY

Vote: 7-0

3. RS78.72 - Public Hearing on Tentative Map for a 10-Unit Condominium Sub-  
division at 33 Midway Street, West Side Between Francisco and  
Bay Streets; Lots 36 and 37 in Assessor's Block 39.

APPROVED

RESOLUTION NO. 8130

Vote: 7-0

4. RS78.65 - Public Hearing on Tentative Map for a 7-Unit Condominium Sub-  
division at 120 Joice Street, East Side, Between California and  
Sacramento Streets, West of Stockton Street; Lot 15 in Assessor's  
Block 243.

APPROVED

RESOLUTION NO. 8128

Vote: 7-0

5. RS78.67 - Public Hearing on Tentative Map for an 8-Unit Condominium Sub-  
division at 401 Union Street, Southwest Corner at Kearny Street;  
Lot 1 in Assessor's Block 115.

APPROVED

RESOLUTION NO. 8129

Vote: 7-0

2:00 P.M.

6. RS78.68 - Public Hearing on Tentative Map for a 6-Unit Condominium Conversion Subdivision at 3595 Clay Street and 306-14 Locust Street; Lot 18 in Assessor's Block 1010.  
APPROVED RESOLUTION NO. 8131 Vote: 4-3

(Voting yes: Commissioners Miller, Nakashima, Rosenblatt, Wentz; Voting no: Commissioners Bierman, Dearman, Starbuck.)

7. RS78.55 - Joint Public Hearing with the Department of Public Works on Tentative Map for a 42-Unit Condominium Conversion Subdivision at 980 Sacramento Street, Northwest Corner at Miller Place, East of Powell Street (Portola Tower); Lot 10 in Assessor's Block 224.  
DISAPPROVED RESOLUTION NO. 8132 Vote: 4-3  
(Voting yes: Commissioners Bierman, Dearman, Nakashima, Starbuck; Voting no: Commissioners Miller, Rosenblatt, Wentz.)

2:30 P.M.

8. ZM78.18 - Reclassification of Property at 2-66, 85-135, and 160-180 Corwin Street, Northwest of Douglass Street and Southeast of Kite Hill; Lots 4, 4A, 5, 24, 17, 10A, 22 and 23 in Assessor's Block 2714; Lots 38-41 and 46 in Assessor's Block 2715; and Lots 16B and 16C in Assessor's Block 2748; from an RH-2 (House, Two-Family) District to an RH-3 (House, Three-Family) or RM-1 (Mixed Residential, Low Density) District.  
APPROVED RESOLUTION NO. 8133 Vote: 4-2  
(Voting yes: Commissioners Bierman, Nakashima, Rosenblatt, Starbuck; Voting no: Commissioners Dearman, Miller; Absent: Commissioner Wentz.)

The Meeting adjourned at 3:00 p.m. and reconvened at 4:00 p.m. in the Legislative Chambers of the Board of Supervisors, City Hall.

4:00 P.M.

9. EE77.257 - Geary and Stockton Streets, Southeast Corner; Lots 14 and 15 in Assessor's Block 313.  
Consideration of Certification of the Environmental Impact Report for the Proposed Neiman-Marcus Department Store. Proposal to Construct a Retail Store with Four Floors above Grade and One Floor below Grade, Approximately 175,000 Square Feet of Area Incorporating Rotunda and Dome of the City of Paris Building After Demolition of the Remainder of the City of Paris Building and of the 133-157 Geary Street Building.  
APPROVED RESOLUTION NO. 8134 Vote: 6-0  
(Absent: Commissioner Dearman)



10. DR78.79 - Consideration of Discretionary Review of the Proposed Neiman-Marcus Department Store; Geary and Stockton Streets, Southwest Corner; Lots 14 and 15 in Assessor's Block 313. Proposal to Construct a Retail Store with Four Floors above Grade and One Floor below Grade, Approximately 175,000 Square Feet of Area Incorporating the Rotunda and Dome of the City of Paris Building After Demolition of the Remainder of the City of Paris Building and of the 133-157 Geary Street Building.  
PASSED MOTION TO TAKE DISCRETIONARY REVIEW                      Vote: 6-0  
(Absent: Commissioner Dearman)
11. DR78.79 - Discretionary Review of the Proposed Neiman-Marcus Department Store; Geary and Stockton Streets, Southwest Corner; Lots 14 and 15 in Assessor's Block 313. Proposal to Construct a Retail Store with Four Floors above Grade and One Floor Below Grade, Approximately 175,000 Square Feet of Area Incorporating the Rotunda and Dome of the City of Paris Building After Demolition of the Remainder of the City of Paris Building and of the 133-157 Geary Street Building.  
CONTINUED TO JANUARY 11, 1979                      Vote: 6-0  
(Absent: Commissioner Dearman)

Adjournment 11:25 p.m.



APR 23 1990

SAN FRANCISCO  
PUBLIC PLANNINGSAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAYDECEMBER 28, 1978  
ROOM 282, CITY HALL  
1:30 P.M.

PRESENT: Commissioners Bierman, Dearman, Miller, Nakashima, Rosenblatt,  
Starbuck, Wentz.

1:30 P.M.

1. Current Matters

A. Director's Report

- a. Resolution Amending Resolution No. 8089, Giving the Planning Commission Flexibility in Determining its Recommendations to the Board of Supervisors Regarding Board Initiated Zoning Map Changes.  
WITHDRAWN - NO ACTION TAKEN.

Wayne Ricke, Planner IV, reported that St. Joseph's Hospital was planning modifications to its existing facility and the addition of a new wing. The Conditional Use, he said, does require that the institution present final plans to the Department for review and that the institution participate in the "Institutional Transit Program".

Commissioner Starbuck moved that a staff presentation on the proposed expansion be formally calendared. The motion was seconded by Commissioner Dearman and passed by a vote of 6-1. Commissioner Miller dissented.

Richard Gamble, Planner IV, reported that the Citizen's Advisory Committee to the Inner Richmond RAP had proposed Amendments to the Inner Richmond Public Improvements Plan. Mr. Gamble said that the Amendments required no Commission Action, but he said that the Commission could choose to endorse the Amendments.

Commissioner Bierman asked if there had been a public hearing on the Amendments. Mr. Gamble said no.

The Commission agreed that in the absence of a public hearing, it would be inappropriate to endorse the Amendments. Further, it suggested to the staff that perhaps Supervisor Lau would be interested in holding a public hearing.

DECEMBER 28, 1978

- a. Consideration of Request of the Community Design Center to Extend the Mullen-Holladay Study.

Commissioner Dearman moved that the request, of the Community Design Center, to extend the Mullen-Holladay Study be approved. She moved that the period of the study be extended through April 30, 1979, and that the Commission's policy of Discretionary Review remain in effect through April 30, 1979. The motion was seconded by Commissioner Wentz and passed unanimously.

Commissioner Bierman expressed concern that plans for an additional deck on the Golden Gate Bridge were being resurrected. She requested that a report be made to the Commission on January 4, 1979, on plans and policies related to transportation improvements in the Golden Gate Corridor. With the Commission's agreement, she requested, additionally, that the staff calendar at the same time, a resolution related to City Planning Commission policies favoring the principle of public transit first and opposing increased vehicular capacity of bridges, freeways and highways in the Golden Gate Corridor.

2:00 P.M.

2. RS78.69 - Public Hearing on Tentative Map for a 12-Unit Condominium Conversion Subdivision at 120 Parnassus Street, North Side between Sharader and Cole Streets; Lot 7 in Assessor's Block 1272.  
DISAPPROVED RESOLUTION NO. 8135 Vote: 7-0
3. RS78.70 - Public Hearing on Tentative Map for a 5-Unit Condominium Conversion Subdivision at 2002 Pacific Avenue, North Side, between Octavia and Laguna Streets; Lot 7 in Assessor's Block 578.  
APPROVED WITH CONDITIONS RESOLUTION NO. 8136 Vote: 4-2  
(Voting yes: Commissioners Miller, Nakashima, Rosenblatt, Wentz; Voting no: Commissioners Bierman, Dearman; Absent: Commissioner Starbuck.)
4. RS78.71 - Public Hearing on Tentative Map for a 12-Unit Condominium Conversion Subdivision at 2230 Francisco Street, North Side, between Scott and Divisadero Streets; Lot 11 in Assessor's Block 928.  
APPROVED WITH CONDITIONS RESOLUTION NO. 8137 Vote: 5-1  
(Voting yes: Commissioners Dearman, Miller, Nakashima, Rosenblatt, Wentz; Voting no: Commissioner Bierman; Absent: Commissioner Starbuck.)

2:30 P.M.

5. ZM78.5 - Request for Reclassification of Property at 415-21 Agruello Boulevard, West Side, 75 Feet South of Clement Street, from an RM-2 (Mixed Residential, Moderate Density) to a C-2 (Community Business) District.

DISAPPROVED

RESOLUTION NO. 8138

Vote:6-0

(Absent: Commissioner Starbuck)

Adjourned at 4:50 p.m.











